



6 Bedroom Villa with Pool near Alvaiázere



Property Details

Reference: 511/25
Business Type: For Sale
Bedrooms: 7

Construction Area: 473.7
Plot size: 954
Location: Alvaiázere
Energy Rating: D

Features

3 Bedrooms on 1st Floor
3 attic bedrooms
Open Plan Kitchen/Dining room with seating area
Large 47 sqm lounge with fireplace
3 bathrooms (2 with bath tubs and 1 wet room)
Entrance Cloakroom
Large 35sqm balcony overlooking pool with mountain views
Central Heating
Double glazing throughout
Pre Installation for air conditioning
Pre Installation for Central Sound System
Internal Courtyard area with utility/bolier room
Courtyard with tear swimming pool
Large entertainment courtyard with countryside views
Villa's footprint 241sqm
Total constructed area 473sqm



Description

INTRODUCTION

Part of this very well presented family Villa, was built incorporating existing 3 feet wide stone walls from a traditional house, which in our days, contains the kitchen and 2 of the first floor bedrooms and family bathroom. The design has cleverly integrated the existing stone features from the old building, creating a spacious, modern and comfortable family home in excellent structural and decorative condition, set on a plot measuring 955 square metres.

The natural light floods the property through the large windows and patio doors all around the building. For comfort in the winter the property is centrally heated and has double glazed throughout. There's also the possibility for an easy installation of air-con, all the pipe work and electric cabling is already there.

The property is connected to mains water and electricity.

The villa was built in 2007.

LAY-OUT

The main entrance is through a gate accessing the swimming pool courtyard area with its privacy provided by the nicely maintained shrub hedge. Once through the main entrance door, on the right from the hallway, behind the door, there's a cloakroom, to the left the hallway carries on to the staircase leading to the first floor, then a door accessing the central courtyard area, the kitchen is accessed on the left and the spacious lounge is at the end.

Upstairs the characterful staircase landing area, which maintains the old building stone features, from the original windows and door surroundings, provides access on the left to the balcony overlooking the swimming pool, at the end to the right, is the large master en-suite bedroom with walk through closet and large patio doors one them accessing a balcony, in front through the stone arch there's another hallway comprises the access to two bedrooms, the family bathroom with a bath tub and the staircase to the attic rooms with also comprises a wet shower room, with toilet and hand washbasin.

OUTSIDE SPACE

There's a large entertainment courtyard which is accessed from the kitchen and lounge through the large patio doors. There's a central patio area completely protected from the wind which is great for alfresco dining and has direct access to the pool courtyard and the large balcony upstairs

LOCATION

The property is situated near the village of Cabacos, which has several cafes and a mini-market, health centre, bank, post office, butcher, petrol station, pet/agricultural supplies and builders' yard. Each Monday, there is a small market in the village selling bread, fruit and vegetables, plants, shoes and clothing.

The house is approximately 7 minutes by car from the town of Alvaiazeze which offer a range of services and amenities such as, restaurants, cafés, market, banks, medical centre, post office, pharmacy, Police station, Registry office, Tax office, Court room, Indoor and Outdoor swimming pools, full size football pitch, athletics running track and more.

The historic town of Tomar, which is home to the UNESCO listed Convento do Cristo, founded by the Templar's crusaders is only 20 to 25 minutes drive from the property.

All major European high street shopping is also available in the city of Coimbra the 3rd biggest city in Portugal which is only 35 to 40 minutes drive on the A13 motorway.

There are also very good access roads to the IC8 dual carriageway, which leads to the coastal towns of Figueira da Foz and can be reached by car in approximately 1hour 10 min.

The closest airport to the property is situated at Lisbon, which is approximately 1hour 30 min by car.