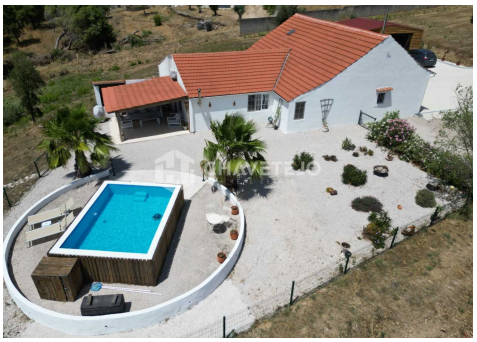
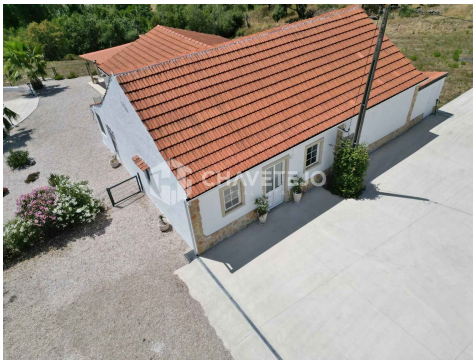
CHAVETEJO IMOBILIÁRIA

[£333,963] **€399,000**

Charming 3 bedroom stone house with swimming pool set in 11,840 sqm of land near Tomar





Property Details

Reference:	531/26	**Construction Area:**	150
Business Type:	For Sale	**Plot size:**	11840
Bedrooms:	4	**Location:**	Tomar
		Energy Rating:	F

Description

From the outside, the property presents itself as a traditional Portuguese stone house, full of character and charm. Inside, the house opens onto comfortable and well-proportioned rooms that respect the original style of the property. The layout has been carefully designed, with contemporary comfort carefully combined with traditional features preserved during the renovation.

The property is connected to the water and electricity network and benefits from a pellet-fired central heating system, air condition on the Kitchen living room area as well as double-glazed windows throughout the space, ensuring comfort and energy efficiency all year round. The house is fully insulated, further enhancing its energy efficiency and comfort in all seasons. The property also benefits from a septic tank system, as there is no mains sewage connection.

The house is accessed by an entrance that leads gently to a car park. To the right, there is a wooden workshop with an integrated garage, offering ample space for vehicle parking, as well as additional storage or use in the workshop.

On the left side of the property, you will find a natural spring-fed well that is 20 meters deep, which provides a reliable water supply all year round and adds value and self-sufficiency to the house.

The entrance is into a cosy reception room, which can easily function as a second living room or living room. Next to this

room is a two-fronted bedroom, naturally lit and with a walk-in wardrobe. Continuing down the hallway, you will find a dining room on the right. Crossing a charming archway, you will find a cosy office area and a spacious family bathroom on the right, complete with a large walk-in shower.

Walking down two steps takes you to the heart of the house, where the property really impresses. This open-plan family space is flooded with natural light and combines the kitchen, dining room and living room in a cosy atmosphere. The room also benefits from air conditioning, ensuring year-round comfort, while a wood-burning stove placed in a corner of the living room adds warmth and character during the cooler months. The kitchen is equipped with base units, built-in oven and stove, space for a freestanding fridge-freezer and a dishwasher. A large window above the sink frames beautiful views of the countryside. From the living room, sliding patio doors open directly onto a terrace with a covered summer kitchen, creating the perfect environment for al fresco dining, entertaining guests and enjoying the Portuguese lifestyle in all seasons.

Upon returning inside, a small hallway leads to the master bedroom and the staircase to the upper floor. The master suite is complete with a wardrobe area and an elegant en-suite bathroom. Upstairs, there is a third bedroom, also generously sized, with wooden floors and exposed beam ceilings, adding warmth and character. There is also scope to further extend the roof space, subject to the necessary permissions, offering excellent potential for additional accommodation or living space.

The outdoor areas further add to the appeal of this property. The grounds immediately surrounding the house are fully fenced, making them safe for children and pets. A 5 x 4 metre swimming pool, complete with pump and filtration system, lies comfortably within the garden. There are several external water and electricity outlets, a dry wood storage room and a laundry room next to the summer kitchen, offering excellent additional storage.

The site itself is varied and rich in natural features, extending to a total of 11,840 m². The grounds include a wonderful mix of olive, oak, strawberry tree, pine and a variety of fruit trees such as orange, lemon, plum, pear, almond and cherry trees, creating both beauty and productivity. The property also includes wooded areas, which can provide a modest income if desired, as well as open fields suitable for self-sufficiency or small-scale farming. Maintenance is simple, with local contractors available to manage the land a few times a year at low cost.

Despite its tranquil rural setting, the property is conveniently situated close to amenities, with a café, mini-market and petrol station just five minutes away.

The historic city of Tomar, just a 10-minute drive away, offers a full range of services, including schools, supermarkets, hospitals, swimming pools, DIY shops, cafes and restaurants.

There is also the option to purchase the property fully furnished, allowing for an easy transition into a permanent residence, holiday home or rental investment.