



## Traditional 3 bedroom villa, land and well, basement with possibility of renovation for sale central Portugal



### Property Details

**Reference:** 531/24  
**Business Type:** For Sale  
**Bedrooms:** 4

**Construction Area:** 155.3  
**Plot size:** 4440  
**Location:** Alvaiázere  
**Energy Rating:** F

### Features

Double glazed

### Description

This charming traditional look country-house, has been renovated very sympathetically, it has been fully insulated above and below the living areas, it benefits from double glazing windows throughout including very large windows providing a excellent view to the garden from the open plan lounge and kitchen.

The house is connected to mains electric and mains water, and it has a septic tank for sewage. The entire renovation throughout the existing building was done by the experienced owner, using pretty much the conservation works approach. The property comprises 1 large master bedroom with walk-in dressing room and en-suite shower room. There's a cloak room toilet in the hallway, then also off the hallway there's a large single bedroom with an en-suite shower room and another single bedroom which could also be a nice study. The hallway also leads to the large open plan lounge and Kitchen which has a pellet burner for heating. There's a list on request with features and fittings included in the sale.

The entire basement has been cleared and provides a large area (approximately further 80sq m) for future renovation



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with excellent feature stonewalls. On the outside there are various alfresco seating out areas, overlooking the large beautiful garden (over 1 acre). There's an area perfect for hot tub visible in the advert photos and potentially this area could also provide good access for a future swimming pool which could be an infinite pool overlooking the garden. In the garden there are a couple of water wells and a small river stream at the bottom, the garden also as good access for a tractor or if machinery is required to build the pool or the renovation of basement.

The property is situated at the edge of the town of Alvaiazere and very well served by roads and the A13 motorway to easily get to the coast which is 1 hour away by car. Coimbra is at 40 min drive and Lisbon Airport at 1.5 hours also by car.