



## Traditional semi-detached house T2+1 in Peras Ruivas, Ourem



### Property Details

**Reference:** 517/26  
**Business Type:** For Sale  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Garage:** Yes

**Plot size:** 250  
**Location:** Ourém  
**Energy Rating:** F

### Description

We present this charming semi-detached house, located in the heart of Peras Ruivas, in Ourém, enjoying a privileged setting next to the local Recreation Centre and café — ideal for those who value tranquillity while remaining close to essential services.

The property is set within a private condominium with a shared access area, ensuring added privacy and comfort. It also benefits from a pleasant private patio, perfect for outdoor leisure moments.

On the lower level, there is a spacious area with excellent potential to be converted into a garage or multipurpose space, although it currently does not have direct internal access to the house.

The main entrance opens into a welcoming hallway with a corridor leading to a cosy living room, which provides access to the upper floor. This level also features two bedrooms, a kitchen equipped with a traditional Portuguese fireplace, and a full bathroom fitted with a water heater, bathtub, and shower.

The attic has been cleverly adapted to offer a functional and comfortable layout, comprising an en-suite bedroom with a shower room, ample storage space, and a practical pantry. On this floor there is fitted shelves on the walls perfect to store additional bed linen.



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Throughout the property the traditional stands out as stone walls, wood beams, roofs, cabinets and floors aswell as fireplace.

Peras Ruivas is located just 6 minutes from the city of Ourém, where you will find a wide range of supermarkets, restaurants, and cultural attractions. The historic city of Tomar is approximately 20 minutes away.

Lisbon International Airport is around 1 hour and 30 minutes away, making this property an excellent choice for both permanent residence and a holiday home.