



## Unique 4 bedroom Property with stunning river and mountain views in

### Lavegadas

#### Property Details

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**Reference:** 540/25  
**Business Type:** Sold  
**Bedrooms:** 5  
**Bathrooms:** 3  
**Garage:** Yes

**Construction Area:** 372.25  
**Plot size:** 583.3  
**Location:** Vila Nova de Poiares  
**Energy Rating:** F

#### Features

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Rooms with original floors  
Brick open fireplace  
Large outdoor terrace with stunning views to river and mountains

#### Description

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This is a magical, unusual property with a surprise behind every door.  
Entry is via large green metal doors into a lower courtyard where there is a single carport with a large storage room either side, there is parking for at least two more cars in the courtyard.  
A gentle incline leads to the patio at the front of the house which can also be accessed via large metal doors from the lane at the other side of the house offering more options for parking.  
A spiral metal staircase leads to viewpoint terraces and loft access and to the side of the patio is a large laundry/storeroom with the original chimney once used for smoking fish and meat.  
A shaded verandah gives access to the huge living/dining room which has a tiled floor, half panelled walls and a brick open fireplace.  
There is a large outdoor terrace with the most incredible views of the surrounding area and the river beach below. A gated area has the potential for a pool to be installed and steps lead down to a terraced plot of land below, which in turn



**CHAVETEJO**  
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gives access to the river beach.

From the living room a small hallway leads to the kitchen, two double bedrooms and a shower room. The bedrooms are a reasonable size, the kitchen and shower room are perfectly functional but would benefit from some upgrading. The seller also has a lovely little gallery showing some interesting items he has collected.

On the other side of the lounge a curtained archway leads into a spacious entertainment room with the original stone floor and beams and a fabulous feature bar.

A separate door from the verandah gives access to the top floor and two stunning suites with large double bedrooms and dressing rooms which have the original wooden floors. There is one beautiful shower room with a large shower cabinet and one bathroom with a bath and overhead shower, both fully tiled. There is also a large living/dining area and a spacious room perfect to install a kitchen. One of the bedrooms has a small balcony with wonderful views.

It would be possible to enclose part of the ground floor verandah to incorporate this into one large family home or it offers great potential as a separate holiday rental.

This fabulous house is located in a pretty little village not far from the town of Vila Nova de Poiares which has restaurants, cafes, supermarkets, banks, schools and petrol stations. The whole area is picturesque and peaceful

583.8 m2

PARKING STUNNING VIEWS

POTENTIAL POOL AREA

SEPARATE APARTMENT

MAINLY NEW DOUBLE GLAZED WINDOWS & DOORS

VILA NOVA DE POIARES 13 km

ARGANIL 24 km

COIMBRA 35 km

PORTO AIRPORT 155 km

LISBON AIRPORT 235 km