

ELG279: Casa da Encosta

4-5 bed house with barn and pool on 1,264m²



4-5 bedroom house with swimming pool, set in a commanding location overlooking beautiful countryside. Every room has a peaceful and lovely view.

Shops, post office, administration, etc. (Penela) are all within a 10-15 min. walk.

2 vehicular, and one pedestrian, entrances from a very quiet road - parking for up to 9/10 cars.

Ground floor:

Entrance hall: 3.7m x 3.7m

Inner hall: 7.4m (max) x 3.1m (max) solid mahogany staircase to upper and lower floors.

Bathroom: 2.9m x 2.2m. Bath, wc, bidet, hand basin. Tiled throughout.

Bedroom: 4.1m x 3.7 m. Fitted wardrobe.

Bedroom/Study: 3.7m x 3.7m

Lounge/Diner: L-shaped 10.6m (max) x 7m (max). Outstanding views on three sides. Wood burning fire, glazed sliding doors to outside, on two sides.

Kitchen: 5.1m x 3.45m Country-style kitchen, with wood burning fire, granite worktops, fitted units, double sink.

Laundry: 3.7m x 3.2m Plumbing for washing machine. One wall of ceiling height cupboards. Glazed sliding doors to outside.

First floor:

Bedroom: 3.7m x 3.1m. Glazed sliding doors to open veranda.

Bedroom: 4.2m x 3.7 m. Fitted wardrobe. Glazed sliding doors to open veranda.

Bedroom en-suite: 4.1m x 3.7m. Hand basin in bedroom, the en-suite has a shower & wc.

Shower/wc: 3.6m (max) x 3.25m. Shower, wc, bidet, hand basin in vanity unit.

Attic room: 10.1m x 7m plus massive storage space. Ideal for games room or, (with necessary permissions and connections) self contained unit or master bedroom suite.

Roof space: 8m x 7.4m. Currently accessed via shower/wc. Huge potential for usable space.

Lower ground floor: 10m x 7m. Huge garage/storage/workroom. Gives access to

Adega/workshop 7m x 5.3m. Includes 2m x 1.5m wc/washroom.

The property is fully centrally heated, from the fire in the kitchen or an oil fired system. There is automatic switching between the two systems. Domestic hot water is heated by either of these two systems and, in addition, by gas or electricity (especially summertime). The house has double glazing throughout. All floors are tiled, except bedrooms which have parquet flooring.

Outside:

The house has verandas/pedestrian access at ground floor level on three sides, including two large covered seating areas. Extensive landscaped gardens (1,264m²) which include salt-water swimming pool (10m x 4m), borehole and pump-house (the pump-house also contains a purification system and supplies the entire property with potable water), a lovely old barn (6m x 6m), countless plants/shrubs/features. There is also a pergola, and a petanque pitch.

The main North-South motorway is accessed via Condeixa (20min) or Pombal (45 min). Porto airport - 1 hour 30 min. Lisbon airport - 2 hours 15 min. Penela, administrative town - few minutes by car - weekly market, cinema, ancient castle, restaurants. Low cost of living, pure air, tranquillity, fresh fruit and veg. from the markets, wonderful quality of life. Many Portuguese have a smattering of English, helpful in the early times of learning the language, etc. Houses in this area rent out very well, giving a sound income.

Price: 279,000 euros