

HJS298: Country House

4 bedroom renovated house on 4 hectares (40,000m²)



208m² of living space on built area of 430m².

Four main rooms, Two bathrooms, One kitchen and one small kitchen for guests.

Year of construction: 1890. Totally renovated in 2000.

Outbuilding 52m² with three stable rooms, workshop 49m², carport, tool shed.

The house is an old stone country house, built around 1898, with four bedrooms, south-west facing kitchen with all day sun, living room, two bathrooms, and several store rooms. There is a beautiful view down the valley from the terrace adjoining the upper floor kitchen. There is a big porch to the inner downstairs courtyard, cellar rooms with wine cellar and a sauna room.

The house was totally renovated in 2000 with a new roof, electricity and plumbing. It has been designed for ecological sustainability and has central heating to the whole house powered by a wood burner assisted by solar panels. The mains water is supplied by the municipality and there is also a well and borehole. The outbuildings comprise a workshop, woodshed, garage, carport and a newly built three roomed stable.

The house is set in approximately 4 hectares (40,000) of land with around 50 olive trees, 20 young fruit trees such as citrus, apple, plum, peach, pear, apricot etc. There are numerous vines, cork oaks and other oak species and approximately two hectares of pine forest. The land is very well looked after and suitable for people who want to keep horses and other livestock in sheds, paddocks and pastures.

The property is located in lovely, green, hilly surroundings just 200m from the village of Marinha on the edge of the hitherto deserted hamlet of Lapa. The property comprises a detached house in open ground with the nearest neighbour being over 100m away. Otherwise it is surrounded only by ruins but there is easy access up to the house. Lapa and Marinha form part of the Parish of Graça (municipal council Pedrógão Grande) about

halfway between the towns of Figueiró dos Vinhos and Pedrógão Grande. It is approximately ten minutes off the IC8 and very close to the River Zêzere reservoir.

The Atlantic coast is about one hour away via the IC8 to the west and Spain is to the East. The nearest city is Pombal (40 km) and Coimbra, Portugal's third largest city and home of one of the oldest universities in Europe, is 60 km away. Lisbon and Oporto are around 2.5 hours away by motorway. Buses run from Figueiró dos Vinhos to Lisbon and Coimbra. The nearest train station is at Pombal.

Offers invited. Property swap or stage payments considered.

Price: 298,000 euros