

# IAN500: Prédio Grande

Manor House for renovation, set in 1.5 hectares walled grounds



A rare opportunity to purchase an exceptional manor house in a prime location!

Once owned by the richest family in the area, the 100 year old 'Prédio Grande' sits atop a hill overlooking a pretty riverside village, close to Coja and Arganil. Although in need of some restoration, the main part of the house is in very good condition. However, a small rear extension to the house is in a bad state of repair.

Pedestrian access from the centre of the village leads through gates and up 149 stone steps to a balcony which runs around the house, and double front doors. Vehicle access leads around the back of the hill to the rear of the property with double gates to the old garage and chauffeur's quarters above.

First floor:

Large entrance hall with sweeping solid wood staircase to upper floors.

4 large rooms, 2 have open fireplaces and all have decorated ceilings and panelled walls.

2 smaller rooms with decorated ceilings.

At the back of the house (extension) are the old kitchen with original floor tiles, sinks, etc. and a large pantry/store room opposite.

Wooden 'back' stairs lead down to the ground floor.

All rooms on the first floor have french doors to the balcony.

Ground Floor:

At the back of the house (extension) are a bathroom, toilet, and scullery / kitchen.

Hallway with tiled / marbled walls.

3 large rooms.

2 smaller rooms.

Second Floor:

The main staircase leads to a large landing with lots of windows letting in plenty of light, and a little balcony to the front of the house.

6 bedrooms

Toilet (in disrepair).

Second Floor:

Large landing with long windows to front of house and round windows to side of house.

Room (old kitchen?) with fireplace.

3 attic bedrooms.

Toilet (in disrepair).

All rooms in this grand house (except attic bedrooms) have decorated ceilings, and most also have panelled walls.

Outbuildings: Garage / barn with 3 double doors and living accommodation above (in need of almost total renovation) House (overgrown so can't state it's condition) Barn Ruin

Grounds & Services:

1.5 hectares walled grounds consisting of flat land to the back and sides of house and terraced gardens to the front.

Olive, and many fruit & nut trees including pear, cherry, fig, date palms, & chestnut.

Well and water mine. 100m<sup>2</sup>, 6m deep, stone water tank / swimming pool.

Mains water and electricity.

Telephone / internet connection available.

**Price: 500,000 euros**

**[www.pureportugal.co.uk](http://www.pureportugal.co.uk)**

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