

SAF65: Covo do Lobo

2 bed detached house with courtyard & large garden



Covo do Lobo is a two-bedroom habitable house for modernisation with downstairs Adegas (wine stores) for conversion, walled courtyard, roof terrace, garden and large olive grove.

The upstairs habitable area consists of a spacious living room, kitchen with open fireplace, small bathroom (shower) and two small bedrooms. Access between the kitchen, bathroom and lounge/bedrooms is by an open-sided (though covered) porch area which has beautiful views of the agricultural land, small village and open valley in front of the property. It needs some modernisation e.g. has no fitted kitchen, but is still very comfortable to live in - the owners lived here for over a year and have since had two long-term tenants who were full of good reports of the property. Downstairs is a utility room, plumbed and wired for washing machine and gas water heater, there are also two rooms for conversion, one which would make a good-sized second bathroom and one very large with room enough for two large bedrooms and stairway to upstairs.

The walled courtyard is a perfect barbecue area with room enough for a picnic table, barbecue and extra chairs for guests and has a flower bed with hydrangea and climbing roses. The garden and the terrace are accessible by a path to the side of the house, their situation behind the property means fantastic views and perfect privacy, from many areas in the garden and olive grove you cannot see another house or any other sign of human life! The terrace is great for entertaining, enjoying the sunshine or just admiring the view. The garden has fruit trees including lemon, orange, tangerine, pomegranate and of course the ever present grapevines. The extra land above the garden (all included in the price) is mostly an olive grove although there are many chestnut trees, pines, oaks and a few very large eucalyptus trees, this area has tractor access so would be perfect for a self-sufficiency garden or swimming pool area (there is public spring water bordering the land).

The house has water, electricity, phone and broadband internet connected and has its own cess-pit.

The owners have had this house 'half-heartedly' up for sale for over a year but have decided to sell seriously now, and for this reason they have had the place completely redecorated inside and out, including new sealant for the roof terrace and also had a brand-new roof.

They had the property valued at 80,000 euros by a local (Portuguese) estate agent before this work was started but because they want a quick sale they have included all of this work for this asking price.

This house is ideal for a couple or small family who want to get away from the rigours of life, the house is up a small (tarmac) lane above a small village so that all you can see is a few houses, farm tracks, fields and forests and the mountains beyond, though with the added advantage of having a shop/café in walking distance and large town with a train station only a five-minute drive (around the hill so that it cannot be seen from the house). The city of Coimbra is about one hour by train or 30 minutes by car, the nearest beach at Figueira da Foz is about 1.5 hours and the nearest airport Oporto is just over two hours.

PLEASE NOTE: The owners have priced this property in GB£ so that you will not have to worry about the differing exchange rates, the conversion to euros will be made on the day of sale. **Asking Price - £50,000**

Price: 65,000 euros