

AGV47: Talisca

Part-renovated stone cottage with ruin and meadow



Part-renovated cottage of approx. 35m² footprint with a new roof, doors, and a new window.

Upstairs (at 'street' level) is a living room with exposed stone walls, a new fireplace, and a shower room. Stairs lead down a storeroom which could be converted to further living space.

Adjoining the house, at the back, are the remains of the walls of another part of the cottage. Adjoining this is a large ruin - just the walls are still standing. Both these ruins could be rebuilt as 2 storeys, on a footprint of 90m².

At the front of the cottage is a pretty little walled garden with flower beds and old stone sinks. Stone steps lead down to a meadow (which makes up the majority of the total land area of 4,345m²) bordered by trees and a little stream.

Behind the larger ruin is a newly-built dog run with kennel which could convert to a goat or chicken shed. Behind this is another little patch of garden with the original bread oven. Large hazel and fig trees surround the cottage. It would be possible to buy some of the neighbouring land (making a total land area of approx. 7,000m²).

The property has mains electricity and telephone, but no water. A well could be dug for approx. 2,500 euros including pump and piping to the house.

The cottage is situated in a tiny, and very peaceful, hamlet with access along a dirt track off the N17 main road. The nearest village with shops, bars, etc. is Venda da Esperança, approx. 3km. The towns of Oliveira do Hospital and Tábua, with all amenities, are approx. 10km.

Price: 47,500 euros

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