

# APP45-1: Carvalho

Village house with garden for restoration



An attractive former smallholder's house located at the end of a picturesque and historic village in the Buçaco National Park. Superb views over this area of heavily wooded valleys and hills. The Buçaco Palace and its historic gardens and forest are just 10 minutes away.

Most of the property is enclosed by the former farmyard giving scope to create an attractive and private walled garden with space for a small swimming pool.

The main house is in sound condition but requires modernisation.

3 living rooms and terrace on first floor. 2 store rooms on ground floor. Former kitchen and oven attached. A range of former outbuildings could be used to enlarge the house to the extent required, with potential for up to 4 bedrooms, 3 bathrooms and a garage.

The property is correctly registered with a total area of 178m<sup>2</sup>, and a built area of 127m<sup>2</sup>.

Mains water and electricity, whilst not connected, are immediately adjacent.

A small plot of land may also be available for a kitchen garden if required.

Location: Luso Spa and Buçaco 15 minutes. IP3 10 minutes. Penacova 15 minutes. A1 motorway junction 13 Coimbra Norte or junction 14 Mealhada each 30 minutes.

Price: 45,000 euros