

# CPH59-1: Cabril Cottage

3 bed cottage on 5,000m<sup>2</sup>



A beautiful stone cottage with annexes inserted in peaceful country sceneries and not far from the market towns of Castanheira de Pêra and Pedrógão Grande.

The house is two storeys. The first storey has three bedrooms, a kitchen, a living room and an old bathroom in need of renovation. In the ground floor, one can find 4 divisions including a spacious adega (wine store). Outside there are two annexes, one of them has been used as a supporting kitchen. The house has mains water, electricity, telephone, and a septic tank connected.

The house is in habitable condition (except for the bathroom that needs renovation), needing only minor works like cleaning, painting, etc. The floorboards and ceilings, although not new, are still in good condition and the same can be said about the roof. The ground floor has always been used as storage and if needed can be converted to more living accommodation, the same happens with the annexes.

Access to the cottage is easy and suitable for any car. The house is located in a tiny village, not overlooked and with nice views.

The house is detached and surrounded by its own grounds. There is a 1,00m<sup>2</sup> garden around the house plus 4,000m<sup>2</sup> land. The land has been cultivated in the past and has a rich soil. Lots of trees can be found on the land such as: olive, fruit, chestnut, etc.

The cottage is located between Castanheira de Pêra and Pedrógão Grande and in close distance to the Cabril Lake, only 8km away. In the Cabril Lake one can do fishing, swimming, water sports, etc. The property is also 7km from Praia das Rocas swimming pool and close to the Mosteiro river beach and Mega Fundeira river beach.

Price: 59,000 euros

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