

## JOA70: Santa Comba

Stone cottage for renovation on 4 hectares



Nice little farmhouse built from big granite stones (just need repointing). Would make a lovely 2 (or more) bedroom home. Large room downstairs and further large room upstairs. Attached ground floor room, adjacent to the original bread oven in its own little granite stone building, ideal for converting to a kitchen.

There is the option to buy this property as is, or for a further 5,000 euros the current owner will put a new roof, floors and veranda.

Ideal for an equestrian property or smallholding, the property has 4 hectares of flat land. There is an avenue of grape vines and fruit trees (apple, pear, peach and cherry).

2 granite lined wells for water plus 2 little natural spring pools. Mains electricity circa 400m away.

Fabulous views to the Serra da Estrela mountains.

Possibility to buy neighbouring land with ruin.

Very peaceful location. Access along a 600m dirt track which is a bit rough in places (but not bad enough to need a 4x4!) - the owner will improve the track prior to sale.

Price: 70,000 euros as is or 75,000 with new roof, floor & veranda.

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