

# KIT115: Rabaçal

Charming 2 bed refurbished cottage



Charming refurbished traditional stone cottage, ideal holiday home or income generator. Fred Flintstone doorways, walls two-foot thick or more, cool in summer, warm in winter, exposed beams and stonework. Raised sun terrace with wonderful views over open countryside. Ground up restoration by local craftsmen, handmade internal doors throughout. Within easy reach of all amenities.

Located in the beautiful Rabaçal valley, renowned for its tranquillity, famous cheese and clean air. Rabaçal has a school, mini-market, multi bank, restaurants, cafés and museum dedicated to the local Roman ruins. With the beautiful town of Penela and its medieval castle only 5 minutes drive away providing health centres, banks, and all other facilities. The famous university city of Coimbra is less than half an hour away by road, the Silver Coast about 45 minutes, the international airport at Porto is easily reached in an hour and a half and Lisbon in two hours by car or express rail. This is a marvellous area as a base for exploring, for wildlife lovers or adventure sports, walking or just being calm and relaxed.

**Ground floor** - Generous kitchen (plumbed and ready for installation of fitted cabinets etc) with walk in pantry leading to large living room with stairs to upper floor and doorway to ground floor bedroom with en-suite bathroom. **Upper floor** - Master Bedroom with a double aspect and double doors leading to terrace. Guest bedroom. Bathroom with massage bath (shower over) hand basin, WC, bidet. Terrace accessed from the master bedroom or external stairs leading down. Affords marvellous open vistas of the valley.

Utilities: Mains electricity. Completely rewired to provide generous power points and lighting throughout. Mains water and sanitation. Gas fired boiler.

Additional land and outbuildings available by separate negotiation.

Price: 115,000 euros

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