



## PIP400: Fantastic House (87)

Large renovated house on 3.75 acres agriculture and forest land



Fantastic house that has been recently completely renovated. An interesting 3 storey house with 500m<sup>2</sup> of habitable area. The house surprises us with its details on the roof, its red windows, the large granite stones, and its rustic beauty. It is a solid construction in granite stone dating back more than 100 years, with some of the walls being 1.5m thick! and has a private yard surrounded by walls. It has all been tastefully renovated very recently and is now ready for you to move in. The inside is as beautiful as the exterior looks. Ceilings, walls, stairs, floors and doors are all made of pine wood. Some of the walls have been restored leaving the stonework exposed. Windows are in red aluminium and double glazed.

**1st floor:** 1 dining room with room for a bar or a pantry; 1 kitchen; 1 bathroom; 1 laundry room with access only from outside; 1 box-room with access only from outside

**2nd floor:** 1 large living room (110m<sup>2</sup>); 1 studio (with marble sink); 2 bedrooms (one with fitted wardrobes)

**3rd floor:** 1 bathroom; 1 attic/2 bedrooms with 1 closet for clothes; 1 balcony

Electricity connected and water connected from own borehole.

Located near the house is a granite stone ruin with a covered area of 120m<sup>2</sup>. This may be renovated and transformed into a guest house.

The property is set on 15,000m<sup>2</sup> (3.75 acres) of agricultural and forest land in a private and very beautiful area. The land is good for agriculture and garden or small pasture. It has many kinds of trees such as orange, pear, olive, cork oaks, oaks and also a small pine woods outside the walls.

Alongside the driveway, at the entrance to the property, stands a beautiful huge ancient oak tree. The property has good access from a 300m dirt track (in good condition) which leads to the village. It also enjoys good exposure to the sun, all day! It has great views to the Serra da Estrela Mountains and is located just 300m from a small village, and 6km from Seia in the Parque Natural da Serra da Estrela. There are great conditions and opportunities to develop for tourism, in what is becoming a rapidly expanding tourist area.

**Price: 400,000 euros**