

## WM40: Casa Vendas

House and ruins for renovation on 900m2 land



The house currently has 5 divisions on the main floor but using the attic it would make a lovely 3 bed house with 2 bathrooms, a kitchen, lounge and dining room. An impressive balcony could be added at the back, with fantastic views over the garden and a wooded valley. There is also a good size, full height adega (cellar) with internal access that could be converted to additional living accommodation. This renovation could be managed in two projects, first to finish the main house with 2 beds, bath, lounge, dining room and kitchen and then to add an additional bedroom and bathroom in the adjoined extension. Other works can be completed by the current owners on request, subject to agreed costings.

The total footprint of house and adjoined ruins is 85m2. The main house is 54m2 plus attic and adega (cellar) of 29m2 each, making a total possible living area of 112m2.

The property has just been re-roofed with all new seasoned timber, insulation, and new tiles to the front aspect. The property has also been fitted with a complete concrete reinforced ring beam. Electricity and Water are connected. The septic tank is built but not attached yet, allowing the purchaser to position bathrooms/kitchen where they prefer.

900m2 total land area (made up of 2 adjoining plots) with olive trees, bay trees, and a large walnut tree. There is further adjacent land of 2,500m2 (in 2 plots either side of the house), which is also available to purchase.

Situated in a small village only 3km from the main market town of Alvaiázere.

All paperwork is in order (including a full topographical survey) and sizes corrected for each article (land register) – so a quick sale can be arranged if required.

Whilst this might seem an obvious statement, the property needs to be seen to appreciate the location, potential and opportunity provided by this house.

**Price: 40,000 euros**

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