



## NEL225: Casa Amarela

Revovated 3 bed farmhouse on 2.500m<sup>2</sup> plus 5,500m<sup>2</sup> organic olive grove



The property, which measures 196m<sup>2</sup> of construction, with 420m<sup>2</sup> of urban area, is set on a plot of land measuring 2,500m<sup>2</sup> (over 0.5 acre) and is connected to both mains water and electricity.

The house is filled with traditional character, with wooden ceilings and tiled floors. The house has double glazed windows, all aluminium framed, as are the exterior doors, while the inside doors are all wooden. The house also benefits from central heating throughout.

The main entrance leads into a spacious and airy hallway. To the right a couple of stairs lead to the main house area which includes:

A fully fitted kitchen, which has a good variety of built in base and eye level wooden units with granite work surfaces, a gas hob and an integral oven.

A fully tiled bathroom with bath, toilet, bidet and basin.

Three bedrooms.

Space for a small loft or extra roof storage.

The main bedroom, (25m<sup>2</sup>) has it's own fireplace; and enough space for a double bed, a small sitting area and still a perfect space to add an extra toilet. This room has it's own private entrance from the garden.

Every window of the house overlooks either the Olive Grove or the garden.

Straight off the entrance hall, there is another flight of stairs which leads down to a 55m<sup>2</sup> wooden beamed ceiling lounge, with two large windows overlooking the pool area. It has an integral stone based, glass top, charming dining table and a large central fireplace, as well as it's own connection door to the swimming pool patio.

The large swimming pool patio area has plenty of space for sunbathing or another kind of activity; a small covered built in barbecue terrace and a large covered terrace used for dining & chilling, winter and summer. The patio has been walled for privacy & easier maintenance. The garden & swimming pool area also have lighting to ensure they can be enjoyed during the evening. The patio overlooks the Olive Grove & has a connection door from the driveway. Adjacent to the swimming pool area there is also a small brick built in storage/pool machinery shed.

Outside, the property has: a good sized kennel, a Well, a Portuguese stone (calçada) driveway with plenty of space for vehicles; a small grassed garden area with a fully automated irrigation system and a small storage shed which may be utilised for storing wood and gardening equipment.

Olive trees and various other trees (Orange; Tangerine; various kinds of Fig trees; Pomegranate; Berry Bush; Quince) with a small jam production.

It is situated along the Ribatejo Wine Route and as this is also the natural habitat for the Lusitanian thoroughbred horse, there are plenty of horse riding options in the area. There are also plenty of good regional restaurants, still serving the traditional large portions, at great prices.

15 minutes driving time to the historical centre of Santarém where there are plenty of Historic sites to visit & all modern necessities widely available.

25 minutes to the main A6, crossing Alentejo through Spain

20 minutes driving time to the A13 motorway

50 minutes to Lisbon airport

Within walking distance to the house there is a Pharmacy; G.P Practice; Mini-market; Playground; Primary School; Gourmet Coffee Shop & Regional Restaurant.

Yet the property is in a very quiet, and private area, surrounded by nature.

**Price: 225,000 euros**

**Olive Grove:** There is an adjacent plot of land which is an Olive Grove of 5,500m<sup>2</sup> (over 1.25 acres), which may be purchased separately. This plot has a ruin with the possibility of constructing up to 800m<sup>2</sup>, a well, and its own Organic Olive Oil production. **If bought together with Casa Amarela: 248,000 euros**

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