



## CT55-7: Casa Oleiros (819/11)

3 bed habitable house with 1 hectare land and extensive views over valley



A 3 bedroom detached stone house with stunning views across the surrounding valley.

The house, which was constructed in 1962, is in a relatively good condition. Built in stone, the exterior walls being 60cm thick. The floors and ceilings are wood, and in very good condition considering their age. The roof is also in good order of repair.

The windows and the doors on the weather facing side of the house are single glazed aluminium whereas the windows on the opposite side of the house are solid wood. All have outer shutters which need to be repaired. The house is rendered and painted throughout.

The house is set over 2 floors and briefly comprises:

The ground floor has 3 rooms with earth floors, and are of a reasonably good height. These rooms have been used for storage purposes including the making and laying down of wine. All 3 rooms are of a good size, dry, and could be converted into additional living space quite easily.

An exterior stone staircase leads to a covered terrace on the first floor, which has 2 doors. The first door opens into a separate kitchen, which is functional but would benefit from modernisation. There is a trap door in the ceiling of the kitchen, which provides access to the attic of the property where the former owners stored their potatoes.

The second door opens into a corridor, which runs the depth of the house. There are 2 good sized bedrooms on the right side, each with 2 windows with great views to the countryside. There is a good sized living room to the front, which is also double-aspect. On the left side of the corridor, there is a 3rd bedroom and a simple bathroom with a toilet and a hand wash basin.

The house is connected to mains electricity and the water supply is from a water mine on the land. There is a telephone line to the house, though this is not currently connected.

In the front of the house there is a good sized terrace where there is a ruined building and a bread oven. At the entrance to the property there is a garage for 1 car. The path leading to the house from the entrance is shaded with grape vines, there is also a water deposit at the entrance to supply water to the house and to water the garden.

The house is set on a plot measuring a good hectare (10,000m<sup>2</sup>) and is made up of a large number of broad terraces complete with olive, orange, chestnut and lemon trees. There are also some mature grape vines bordering each terrace. The property is complete walled with 'schist' stone walls. There is a rustic driveway all along one side of the property.

The house is accessed via a 1km dirt road.

The property is located 2.5km from a little hamlet with 2 cafes and a mini-market which is also the "junta de Freguesia" or local mayor. It is also just a few kilometres from the shores of the river Zêzere, which here belongs to the Naturtejo Geopark.

The property is equally 15km distance from both the towns of Oleiros and Pedrógão Pequeno as well as the IC8 dual carriageway.

Both the airports of Porto and Lisbon are about 2hrs 30 minutes drive away. Lisbon and Porto airports are serviced by a variety of low cost airlines which operate regular flights into and out of the United Kingdom and other European Countries.

**Price: 55,000 euros**

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