



## CT199: Azeitona Cottage (540/11)

Fully restored cottage with gardens & pool



[Photo Gallery](#) for this property.

A sympathetically restored 3 bedroom stone cottage with landscaped gardens and swimming pool. The cottage, which is set over 2 floors, is filled with traditional features. It has wooden framed windows and doors and exposed stonework throughout as well as hand carved window and door surrounds.

The cottage measures 110m<sup>2</sup> of construction. The main entrance to the cottage leads directly into the living room, which has a tiled floor and exposed stone walls. The living room is spacious and has feature wooden beams to the ceiling. It is double aspect and has a flush fit Salamander log burning stove. The living room is open plan in design and there is also a spacious dining area.

The kitchen is accessed off the living room via a stone archway. The kitchen has a good range of built-in base and eye level white units with granite work surfaces. There is an integrated gas oven with four burner hob, double sink and drainer and space for a free standing fridge freezer. The kitchen has tiled splash backs and recessed under cupboard lighting. Off the kitchen there are a set of patio doors which lead out to a covered terrace overlooking the garden. The covered terrace has a tiled floor and wooden beamed roof and there is a built in barbecue and food preparation area in situ.

There is a partially tiled bathroom to the ground floor. The bathroom has a shower, marble topped vanity basin with storage cupboard beneath and toilet. The bathroom is spacious and has exposed stone walls. There is also a bedroom to the ground floor which has a tiled floor and wooden beamed ceiling.

A wooden staircase within the living room provides access to the first floor accommodation. The staircase leads to a spacious landing area, off which there are 2 bedrooms. Both bedrooms have wooden floors and wooden beamed ceilings. There is a family sized bathroom to the first floor, which is full tiled. The bathroom has a shower cubicle, toilet and pedestal sink. There is also a large storage cupboard to the first floor.

The cottage is connected to both mains water and electricity.

Set on a plot measuring 1,560m<sup>2</sup> all of which is flat. The garden has a stone wall and is private. It has been landscaped with paths, shrubs and mature olive trees. Some of the garden is laid to lawn and there is a 10m x 5m swimming pool and patio. Adjacent to the cottage there is a paved patio area complete with flowering pots and palms. The property is situated in a private and secluded position though there are neighbouring properties around. The cottage is accessed via a tarmac road which only receives resident traffic.

The closest village to the property is Almogadel, which has a cafe and mini-market. The slightly larger village of Chaos, which has several cafes, mini-market, bakers and weekly market, is a good ten minute walk, or only several minutes by car.

The historic town of Tomar, which is home to the UNESCO listed Convento de Cristo, is around 10-15 minutes by car, though there is a local bus service which also provides access. Tomar has a range of supermarkets, shops, cafes, restaurants, sports centres, historic monuments, bus and train station, schools and university as well as a hospital. The town of Ferreira do Zêzere is also around 15 minutes drive from the property and is slightly smaller in size than Tomar. Ferreira do Zêzere has supermarkets, shops, bus station, cafes, restaurants and schools.

The closest airport to the property is located at Lisbon, which is around 1hr 30 minutes by car. Lisbon airport is serviced by a variety of low cost airlines, which operate regular flights into and out of the United Kingdom and other European countries.

**Price: 199,000 euros**

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