

SUE55: Ribeira do Moinho

2 bed house, ruin & outbuildings on 6,550m²



Basically habitable house, in need of some improvements. 2-3 bedrooms (one has a door to balcony), small kitchen with open fireplace, sink, gas cooker and fridge, and bathroom (part finished), with separate WC, on the first floor.

64m² adega with exposed granite stone walls on the ground floor (could convert to living room), and a 64m² attic (low ceiling). Parquet floors throughout, apart from the kitchen which has a tiled floor. Some new furniture is included in the sale.

80m² outbuilding with two good sized store rooms, a bakery room with traditional stone bread oven, and two pig sties. Could convert to guest accommodation.

Small two storey granite stone ruin in need of total renovation/rebuild, at present unregistered (would be a simple process at the time of sale to get this added to the paperwork). Possibility to extend by 20%. Would make lovely little guest cottage with own access and parking space.

Mains electricity, water from the well, and telephone line.

6,550m² (just over 1.5 acres) of land in terraces with lots of grape vines and olive trees. Several fruit trees including orange, fig and peach. Bordered by a small stream.

Situated in a very private, peaceful, sunny valley with lovely countryside and forest views. 1.5km to Lagos da Beira village with café-bar. 10 mins to Oliveira do Hospital with all facilities. Easy access to N17 main road (Coimbra - Spain). Access is along a 500m dirt track which is quite rough but can be driven in a normal car.

Perfect and idyllic little smallholding with plenty of space for organic veg growing, chickens, goats, donkey/horse, etc! Ready to move in and with plenty of scope for further improvements. A really lovely little quinta with great potential.

OFFERS ABOVE 55,000 EUROS!

www.pureportugal.co.uk
Phone 00351 235418467 / 911095178

ECOFONT saves up to 20% of your printer ink. Download from www.ecofont.eu