



HIPP68: Lake Cabril

2 houses for renovation on 1.5 acres close to lake



Unique rural residence in idyllic and absolutely private location above Lake Cabril.

Roomy main house (ruin) with max. 396m² useable area. In addition a smaller second house (Casa de Adega) with 120m² useable area.

The property is registered as two separate terrains with one house each. The upper terrain has the main house, on the lower terrain is the smaller house. The houses are in need of renovation.

This property is suitable especially for rural tourism, living together with different generations, small community, etc. Because of the big area for cultivation a self-supporting way of life possible.

Terrain aprox. 6,000m² (1.5 acres) with terraces and many fruit trees like olives, apples, nesperas (loquat), figs, grape vines and pine trees. Plentiful, year round flowing spring with refreshing drinking water of best quality. For the irrigation of the gardens in summer you can in addition pump up the water from the brook (~ 30m).

Situated near Pedógão Pequeno (at the IC8 between Pombal and Castelo Branco), district Castelo Branco, Conselho Oleiros, Freguesia Madeirã, Nature reserve zone, south-west slope, just 250m to the lake (but no lake view from the houses), good access along 2km good gravel road. Small shop and café in Bravo, 8 mins to the IC8, 10 mins to the historic town Pedrógão Grande with all necessary infrastructure. 1 hour to Coimbra, Leiria, Castelo Branco, approx. 1 hour to the magnificent wide beaches of the atlantic ocean.

An absolutely unique rural residence in an idyllic and absolutely private location above Lake Cabril, only 300m by foot along the brook to the secluded bay. Keep your boat here the entire year. The lake is about 50km long, absolutely clean and you can swim there usually from April to end of October.

Further details:

- Zone REN (nature reserve zone, reserva ecológica nacional)
- Telephone/Internet can be installed without problem, concerning ADSL an inquiry has to be made.
- Electricity: alternative system (Sun/wind/generator) / connection to the public electricity line possible, but must be paid by the user (approx 10,000 euros).
- Registration: officially registered are 2 terrain numbers, each with a house for habitation, one with 211m² footprint (max. area per floor) and max. 369m² area distributed over the 2 floors. The second terrain has a house with 60m² footprint and 120m² area on two floors. The two terrains can be sold to two different clients.
- Secondary costs of purchase: approx 3,500 euros incl. fee for the notary (Certidões and escritura), taxes for the purchase of the terrain (IMT), Legal Description (Registo) and Solicitor - Honorary, Annual real estate taxes currently about yearly 200 euros.

Price: 68,000 euros

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