

## CT80-2: Casa Valdonas (872/09)

2 bed cottage on 1 acre fertile land



The cottage, which is set over one floor, is in a reasonably good condition though would benefit from modernisation. The property has aluminium framed windows with some integral roller shutters and some internal wooden shutters.

The main entrance to the cottage leads directly into the living room, which has a parquet wood floor. Off this living room there are two bedrooms, both of which have parquet wood floors and internal wooden shutters. The rustic style kitchen has a tiled floor, a traditional large fireplace, and is partially tiled. Off the kitchen is a utility room which has a concrete floor and a large stone fireplace. The bathroom is functional though would benefit from updating. There is a bath with shower above, toilet, bidet and pedestal sink.

In addition to this there is a large attic, which is accessed via an exterior concrete staircase. At present the attic is used for storage purposes only, but could be converted into additional living space if needed.

Connected to both mains water and electricity. Also has a large well for irrigation purposes and a large water storage deposit.

To the rear of the cottage there is a covered terrace which leads out to the garden. The property comes with 4,000m<sup>2</sup> (1 acre) of good fertile land, the majority of which is relatively flat. There is a good variety of mature fruit trees including orange, lemon and peach as well as olive trees. Adjacent to the cottage there is a covered parking area.

There are neighbouring properties either side of the cottage, but these are not situated close and the property does retain its privacy. The property is set back from a quiet country road, and is within walking distance of several cafes in Valdonas. The historic town of Tomar is 10 minutes by car, and has a variety of supermarkets, shops, cafes, restaurants, bars, health centres, hospital, University, bus and train station and is home to the UNESCO listed Convento do Cristo. The closest airport to the property is located at Lisbon, which is one and a quarter hours drive.

**Price: 80,000 euros**

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