

ACL249: Casa do POCO Velho

4 bed family home on 0.75 acre



Casa do Poço Velho (House of the Old Well) is a large 4 bedroom family home set in about three quarters an acre of south facing, fertile land close to the historic city of Coimbra in central Portugal. The property takes its name from its 20m deep well which up until the arrival of mains water was the primary water supply for the whole village.

The property spreads itself generously over one level, the only steps inside the house are the three steps leading down in to the second living room/dining room. There is a very luxurious feel to the property with exposed beam ceilings stretching up to 4.5m throughout the house, a roof top sun terrace, two large living rooms, a large kitchen with granite work surfaces and 4 spacious bedrooms, all of which have en-suite bathrooms. Being spread out over one level, the inside of the house feels very light, open and spacious.

Large glass doors in all of the living areas of the house open up on to a long, covered verandah giving fantastic views over the garden, forest and distant mountains. At one end of the verandah there is a large covered outdoor dining area, perfect for shaded lunchtimes or summer evening meals.

The roof over the verandah has been designed so that direct sunlight only enters the rooms during the cooler months of the year when the sun is lower in the sky, during the summer months the windows and doors are shaded by the roof.

Kitchen - The large rustic kitchen is roughly divided into cooking and dining areas by a granite topped kitchen island. The kitchen units are hand built in a rustic style using terracotta brick and solid wood, all work surfaces are solid granite. For cooking there is a 90cm gas range oven and also a traditional Portuguese wood burning range.

Living Room - 6.65m x 5.7m (21.8 x 18.7ft). The 38m² main living room is a great entertaining space with it's high exposed beam ceiling giving a real sense of space and it's two sets of large glass doors flooding the room with light. The back living room wall has exposed sections of the original barn wall. As with all of the rooms in the house except the bathrooms, there are telephone, broadband internet and T.V. connection points.

Living/Dining Room - 6.65m x 4.75m (21.8 x 15.6ft). The downstairs living room we also use as our main dining room. It is the only room in the house that doesn't have an exposed beam ceiling, this is because the space above this room accommodates the roof top sun terrace. There is a traditional wood burning stove in this room which gives you that cosy feeling during the cooler months when it's raining. There are 3m wide glass doors leading out to the verandah and outside dining area.

Bedrooms - The house has four generously sized double bedrooms, all with high exposed beam ceilings and en-suite bathrooms. The bedroom dimensions are as follows :
Bedroom 1 - 4.3m x 3.5m (14.1 x 11.5ft) En-suite Bathroom - 3.6m x 2.35m (11.8 x 7.7ft)
Bedroom 2 - 4.27m x 3.4m (14 x 11.5ft) En-suite Bathroom - 2.1m x 2.83m (6.9 x 9.3ft)
Bedroom 3 - 4.05m x 3.45m (13.3 x 11.3ft) En-suite Bathroom - 2.3m x 1.4m (7.7x 4.6ft)
Bedroom 3 - 4.05m x 3.45m (13.3 x 11.3ft) En-suite Bathroom - 2.2m x 1.4m (7.6x 4.6ft)

Garden and Land - The land covers an area of approximately three quarters of an acre and is gently sloping directly southwards making it ideal for growing virtually any type of crops or vegetables. We have recently had the top part of the land terraced so that we can extend the flower garden which occupies the land surrounding the house.
We have many different types of fruit trees, some well established and others that are only a couple of years old, these include: orange, tangerine, Clementine, peach, nectarine, apple, cherry, pommegranite and fig.
We also have a 50m row of well established grape vines which we believe to be at least eighty years old and our olive trees are believed to be even older.

The property is situated in a beautiful area at the end of the small and friendly village of Lagares and is the last house on a track leading into the forest with only a small farm adjacent to it. Both the house and the land are south facing, with stunning views that stretch over pine and eucalyptus forest out towards the distant Serra da Lousa mountains.

Lagares is a typical small Portuguese village full of friendly people. It has a bread van, meat van, fish van and grocery van which will deliver to the door. A ten minute walk takes you to Travanca do Mondego with a mini-supermarket, two café/bars and a couple of primary schools.

It is 4km to the beautiful little town of Sao Pedro de Alva with schools, health centre, numerous cafes and restaurants, grocery stores, two banks, hardware stores, post office, etc. Nearby larger towns include Mortagua 10km, Penacova 15km and Santa Comba Dão 20km and it is a 30 minute drive to the centre of the historic university city of Coimbra.

Lagares is ideally located in it's beautiful rural surroundings yet close enough to the main routes of the IP3 and the IC6 to give you easy access to the whole of central Portugal. An hours drive to the east takes you to the beautiful National Park of the Serra da Estrella, whilst an hour west takes you to the coastal areas of Figueira da Foz and Praia da Tocha. Lagares is conveniently situated 2 hours from Lisbon and 1½ hours from Porto airports.

All of the paperwork for the house is completely in order meaning that a quick and easy sale would be possible, this includes all relevant inspection certificates, habitation license and the new ficha tecnica license.

Price: 149,000 euros

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