

CT105: Townhouse (874/08)

Large Period Townhouse ideal for B&B conversion



The 4 storey Period Townhouse has many original features including a glazed tiled facade, Juliet balconies and mosaic flooring. The property would suit a conversion into a bed and breakfast establishment due to its size and location.

The property has wooden framed windows and doors with some internal shutters. In addition to a tiled facade to the front there is a decorative moulding on the roof line, typical for a building of its age and size. The property does require renovation and restoration work, though there are some stunning features intact including hand painted 'landscape' murals within several of the rooms.

Ground Floor: The ground floor has served several purposes in the past, both as a house and a shop and thus there are still two entrances to the front. The 'shop' has its own fully glazed door access and leads into a spacious room with high wooden ceiling and wooden floor. At the rear of this room there is an office, which also has a wooden floor. There are also storage rooms to this floor, which can be accessed from either the 'shop' or the courtyard garden, as can a partially tiled bathroom.

At the front of the property is a double opening decorative wooden door, with a half-moon glazed panel above. This leads into a light and airy hallway which has a tiled floor with tall wooden skirting boards. There is an ornate wooden staircase with wooden balustrade and spindles, and a living room with wooden floor, wooden ceiling and internal shutters, both off the hallway.

First Floor: A second living room also with a wooden floor, ceiling, and internal wooden shutters as well as two sets of part-glazed patio doors, which lead out to a veranda overlooking the courtyard garden. Three walls of the living room have hand painted 'landscape' murals, which date back over 100 years. Some of these paintings are in relatively good condition. There are three bedrooms to this floor, all of which have wooden floors and ceilings, and one being double aspect. There is a partially tiled bathroom with a bath with shower above, toilet, bidet and pedestal sink. The kitchen is also located on the first floor. There is a large, traditional fireplace within the kitchen as well as a marble sink and drainer. Off the kitchen there is a pantry.

Second Floor: There is a further living room to the second floor, also with wooden floor and ceiling. Access to two further bedrooms is off this living room. There is a third bathroom which is partially tiled. A hallway leads to a further bedroom, which has a wooden floor and ceiling, as well as a treble aspect 'Marquise' room. This Marquise room has good views over the courtyard garden and some hand painted murals to the walls.

Third Floor: There are a further two bedrooms to the third floor. Both of these bedrooms are accessed off a hallway, which has a traditional roof window. Each bedroom has a dormer window, which provides good views over the village of Rossio do Sul to Abrantes.

The property is connected to mains water and electricity.

The property has a large (500m²) courtyard garden, which is totally private. This walled garden can be accessed either from the house or by two separate vehicle gate ways. Both of these gate ways have carved stone lintels.

The garden is overgrown and does require attention, however it is secluded and it is possible to utilise the space for parking as well.

The property is situated in the village of Rossio do Sul, south of the River Tagus and only 1km from the large town of Abrantes in Central Portugal. The property is set on a road within the village, however the provision of the courtyard garden provides privacy.

The property is easy to locate and has good access links to the A23 east-west dual carriageway.

The closest airport to the property is situated at Lisbon, which is one and a quarter hours drive.

Price: 105,000 euros

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