

# DHN225: Casa Amarela

4-5 bedroom villa with gardens, patio, veg plot and swimming pool



Beautiful modern villa (built in 2004) with approx 300m<sup>2</sup> of floor space over 3 levels.

## First floor:

Entrance hall

Lounge and dining room (42m<sup>2</sup>) with 2 sets of patio doors leading to the front patio and garden. Open fireplace plus 2 radiators.

Kitchen (26m<sup>2</sup>) which has a full range of wall and floor cupboards with a granite worktop. Built in appliances include oven, hob, extractor, fridge / freezer and dishwasher. The kitchen is large enough to use as a kitchen/diner if required. Patio doors lead onto a balcony which looks over the rear garden and has amazing views of the Serra de Lousa mountain range.

Utility room with fitted cupboards and worktop. Plumbing for a washing machine.

Walk-in cloakroom and fully tiled half-bathroom with toilet and washbasin.

## Second Floor:

4 good-sized double bedrooms (12.5m<sup>2</sup> to 15.5m<sup>2</sup>) all of which have patio doors onto balconies with fantastic views. Three of the bedrooms have large built-in wardrobes whilst the air-conditioned master bedroom has a walk-in wardrobe and en-suite bathroom (shower & bath).

Fully tiled family bathroom with shower & bath.

## Ground Floor:

Summer lounge (30m<sup>2</sup>) with direct access out onto the patio, swimming pool and rear garden.

Tiled half bathroom with toilet and washbasin.

Office / Bedroom 5 (15m<sup>2</sup>) with access to the patio.

Garage (45m<sup>2</sup>) with remote controlled door.

The ground floor would easily convert into self contained accommodation if required, and the house as a whole is configured in such a way that it would make an ideal B&B.

The house has central heating and double glazing. Mains electricity, water, telephone and broadband are connected. A strong mobile telephone signal is present. A satellite dish provides all BBC and ITV channels.

The property sits on a plot of just over 900m<sup>2</sup> and is walled. There is a small garden to the front and side with automatic irrigation system.

At the back is a large patio with amazing views and a large undercover area with granite BBQ and sink.

Steps lead down to the 11.5m x 5m low-maintenance salt-water swimming pool with an uninterrupted view of the mountains. Further steps lead down to the final third of the garden where there is a raised vegetable plot, blackberries, raspberries, gooseberries, blackcurrants and a pomegranate tree.

This modern house provides a great home whether as a permanent residence or 'lock up and leave' holiday home.

It is situated in a small hamlet approx. 10 mins from Lousã and Vila Nova de Poiares, and approx 15 mins from Miranda do Corvo. All these towns have weekly markets, supermarkets and everything that you would need for day to day living including health centers, dentists, banks, hardware stores, chemists, restaurants and cafes.

It commands amazing views of the surrounding area and is only 50m from the start of the forest where you can walk and cycle for miles. A new 18 hole golf course is under construction in Vila Nova De Poiares.

Although situated in the heart of the countryside, the property is only a 25 minute drive to Coimbra which boasts everything you would expect from Portugal's third city. Porto is approx 1.5 hours drive, Lisbon is about 2.5 hours whilst Faro and the Algarve are around 4.5 hours, all using good motorway links.

The coast is around 45 minutes away and has lovely unspoilt sandy beaches. There is a cheap and regular train service from Lousã to Coimbra with connections to the rest of the country.

STAGE PAYMENTS POSSIBLE.

**Price: 225,000 euros**

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