

## CT240: White Gate House (5146/09)

4 bed house plus 2 bed apartment.



The property is set over three floors and measures 190m<sup>2</sup> of construction. It is double glazed throughout, with some integral roller shutters and is in good decorative order.

The main entrance to the house leads into a hallway which has a wooden floor. Off this hallway there is a spacious living room which has a wood laminate floor and a central stone fireplace with a Salamander log burner. The living room has two sets of patio doors which overlook the garden to the front and lead out to the veranda.

There is an en-suite bedroom to this floor which has a wooden floor and a set of built-in wooden wardrobes. The en-suite bathroom has a shower, toilet and pedestal sink. There are two further bedrooms both of which have built in wooden wardrobes and wooden floors. The family sized bathroom has a bath with shower above, toilet, bidet and pedestal sink.

The kitchen is located at the rear of the house and has a range of built-in base level and larder units. The work surface is wooden and the electric hob, oven and dishwasher are integrated. The kitchen is spacious with room for a breakfast table within the room. Off the kitchen there is a walk-in pantry and access to the ground floor apartment. There is also a set of patio doors off the kitchen which lead into a 'marquise' sun room and glazed veranda. This room has an exterior door leading out to the garden at the rear of the house.

On the second floor of the house, which is accessed via an internal staircase, there is a further bedroom suite complete with its own living room, bathroom, kitchen and storage area.

The self contained apartment is situated on the ground floor of the property. The apartment has independent access at the side of the house and comprises a living room with a log burner, two good sized bedrooms and a kitchen with built in base and eye level units. There are two bathrooms to this apartment, which are both partially tiled. One of the bathrooms has a bath with shower above, toilet, bidet and pedestal sink, the other has a shower, toilet, bidet and pedestal sink.

Connected to both mains electricity and water. Central heating is installed and it also has air conditioning fitted to the first floor living room and kitchen.

The ground floor also has a large storage room, which houses the property's central heating boiler, hot water heater and other machinery.

Set on a plot measuring 560m<sup>2</sup> with garden area to the front and paved patio areas to the rear. The property also has a detached entertainment annex at the end of the garden. This annex is set over one floor and has a partially built-in kitchen, traditional corner fireplace with log burner and barbecue.

The property is situated on the edge of the village of Vinagres, near Pombal in Central Portugal. There are neighbouring properties around, though these do not interrupt the privacy of the house.

The closest airport is situated at Porto which is one and a half hours by car.

This large property is ideal for someone looking to purchase a property with rental potential.

**Price: 240,000 euros**

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