

## CT280: Alverangel (70707)

3 bed detached house and 4 units to rent on 7,000m2 (1.75 acres)



A three bedroom detached house with four separate rental units, set in a private location close to Castelo do Bode Lake near Tomar in Central Portugal.

The property is habitable and ready to rent out though does need some tidying and small decoration work carrying out. The property briefly comprises:

**Main House:** The living accommodation is set over two floors. The entrance, via an undercover seating area, leads into a vestibule then into a dining area with a tiled floor. Off the dining area is a partially tiled bathroom comprising of bath with shower above, toilet, bidet and pedestal sink. Although the bathroom is functional it would benefit from updating. From the dining room an archway leads through to the kitchen. The kitchen also has a tiled floor and a large, traditional style fireplace. There are some base level units in place though the kitchen could also do with updating.

A hallway leads from the dining room to two bedrooms. Both of these double bedrooms have tiled floors. The living room is also accessed off the hallway though it has its own entrance off the covered terrace. The living room has a corner fireplace and is double aspect. There is a wooden staircase to one corner which leads to the first floor.

The first floor comprises a large double aspect bedroom. This bedroom has gable end windows. The floor is tiled and the ceiling is wooden. At present one of the gable ends has a doorway leading to an external metal staircase, though this does require some repair.

**Rental unit 1:** Adjacent to the main house is the first of the rental units. This rental unit is set over one floor and has double glazing throughout. It comprises two bedrooms, both spacious with tiled floors and with independent access, though they are also connected via the hallway. The hallway has floor to ceiling wooden wardrobes. Also a fully tiled bathroom comprising vanity basin with storage cupboard, toilet, bidet and shower.

**Rental Unit 2, 3 and 4:** These three rental units are terraced and set over one floor. They are situated a little distance from the main house and first rental unit. All units are double glazed and comprise of a large bedroom with tiled floor, built in wardrobes and en-suite bathroom. The bathrooms are fully tiled and have a vanity basin with storage cupboard, toilet, bidet and shower. In all of these units it would be possible to install kitchenettes to make all rental units self contained. To the front of this terrace there is a gazebo with seating area.

The property is connected to both mains water and electricity.

**Garages/ Storage Units:** The property has ample parking area and also has two, one car garages with up and over doors. In addition to this there is a covered storage area, which could be converted quite easily into additional closed storage.

The swimming pool has been constructed in concrete and requires some repair. The swimming pool area has been landscaped and benefits from having a built-in barbecue, bread oven and dining area.

The property is set on 7,000m<sup>2</sup> (1.75 acres) of land with a variety of mature trees and palms, including olives, orange, yuccas and willow trees. The property is completely fenced and has landscaped gardens though these are overgrown and need to be cleared.

The property is set in a secluded position within walking distance of a cafe and restaurant on the outskirts of the village of Alverangel, which has several café/bars, restaurants and a small lakeside campsite. The property is only a 5 minute walk to the shores of Castelo do Bode Lake which is popular for all kinds of water sport activities including swimming, sailing, scuba diving, sailing, canoeing, water skiing and fishing.

Although the location of the property is popular for purchasers looking for holiday homes, there is a resident population and a lively social community. Alverangel is a popular location for both holidays and living and is especially popular during the summer months due to its proximity to the lake.

The larger town of Tomar is 10 minutes by car. Tomar has several supermarkets, health centres, shops, cafes, restaurants, hospital, schools, library, cinema, and bowling alley. It also has train and bus stations as well as the world famous Knights Templar, UNESCO listed Convento do Cristo.

The closest airport to the property is located at Lisbon, which is one and a half hours drive. Lisbon airport is serviced by a variety of low cost airlines, which operate regular flights into and out of the United Kingdom and other European countries.

Ideal for someone looking for a property with a good rental potential.

**Price: 280,000 euros**

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