

## STB70: Casa do Medronheiro

Character stone cottage with 1,800m<sup>2</sup> land



Nestled in an old olive grove dotted with wild strawberry trees, this old stone cottage has great character and potential.

Planning regulations in Ansião council allow for the extension of the existing building or construction of a totally new house. The maximum permitted construction area being 400m<sup>2</sup>. This area is huge and approximately double that of a typical 3 bedroom house.

The land gently slopes down from the house to a large flat area which would be ideal for a swimming pool and outdoor living area.

Water and electricity are close by in the street.

The market town of Ansião is 3.5km away with shops, banks, health centre, schools and some excellent restaurants nearby serving local fare. Meat, fresh fish and vegetables are available at the Saturday market.

Ansião is 15 minutes from the main A1 motorway. Lisbon and Porto airports are 1.5hr drive away.

The property is positioned on the edge of a typical small Portuguese village. Though access is excellent, there is virtually no traffic on the road passing the property.

A design and build service is available if wanted.

**Price: 70,000 euros**

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