

# TN475: Casa Moitas

5 bed house on 1.25 acres with stables & swimming pool



Beautifully presented modern home with large rooms. The property has mains water and electricity, septic tank, telephone with broadband internet available, and full oil-fired central heating was installed just 3 years ago.

Ground Floor: Big fully fitted kitchen with fireplace (woodstove) and door to covered terrace & gardens, huge open-plan living/dining room with fireplace, corner bar, and door to garden, double bedroom with fitted wardrobes and en-suite bathroom (bath/shower, WC, bidet, basin).

First Floor: Spacious hallway (could be used as study/office space) with door to balcony overlooking garden and paddock, 2 double en-suite bedrooms (one with fitted wardrobes), 2 large attic rooms, spacious family shower room (shower, basin, WC & bidet).

At the back of the house (off the kitchen) is a large covered terrace, a covered barbecue area with sink. Swimming pool with pump house and separate WC. Garden with rockery, little waterfall and stream and a wishing well. The gardens have sunny and shady seating areas, outdoor lighting, and a wide variety of plants, flowers and trees.

The main gated entrance at the front of the property leads past the paddock and stables to ample parking space by the house. Paddock and stable block (2 stables and tack/feed store). Stone water trough with tap, plus another tap in the paddock.

Private and peaceful location within easy walking distance of the village with small shops, bakery, and café-bars. 5-6 minutes walk to the River Alva. 5 minutes drive to Arganil, a lively market town with all amenities.

Price: 475,000 euros

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