

Villa Price €270,000 1286

- Portugal Leiria Pedrogao Grande



Property Description

Beautiful detached villa with attached stone annex and 10m x 5m swimming pool in a pretty rural area of central Portugal. Suitable for use as a permanent family home or as a rental property sleeping 8 to 9 people.

Designed by the owners the villa was built to a very high quality standard in 2007 and has recently been awarded an A+ Energy Certificate. Situated in a peaceful setting on the outskirts of a typical Portuguese village surrounded by pine and eucalyptus forests and yet within 10km of two small towns and 40 minutes drive from Portugal's third largest city Coimbra.

The property itself is in a slightly elevated position with lovely views over the surrounding countryside though the majority of the hectare of fertile land is quite flat and mainly used for fruit and vegetable growing.

At the start of the property a graveled drive with parking for several cars leads to the workshop with wood store and double carport and to ornate wrought iron front gates with intercom. Through

Basic Details

Listing ID:	1286
Property Type:	Villa
Listing Type:	Sold
Price:	€270,000
Bedrooms:	3
Bathrooms:	2

the gates is a high walled courtyard giving access to the main house door and adjoining annex.

The ground floor of the house consists of a large living room with feature fireplace with a wood burner enclosed behind glass doors and having a back boiler for the central heating and hot water. Solar panels on the south facing roof at the front of the house also supply hot water.

The large kitchen diner has an extensive range of built in base and wall units with beech work tops a cool larder and a door leading down to the cellar. Granite stairs with ornate wrought iron balustrade lead from the kitchen up to the first floor landing.

The first floor consists of a fully tiled L-shaped bathroom with large inset bath and a 1.4m x 1.4m open shower which is beautifully tiled with mountain slate tiles;

The 2nd smaller bedroom currently used as a dressing room has 2 large fitted wardrobes and accessed through this room is the master bedroom with French doors opening onto the upper veranda overlooking the countryside.

A granite and wrought iron staircase leads down from the veranda to the pretty courtyard. Here 2 granite steps lead to the attached stone built annex which has a shower room sitting area and large bedroom area with fitted wardrobes. It is a beautiful light room with south facing windows and exposed beam ceiling.

In the courtyard which has a herb bed and 2 flowers beds is a 3m x 2.5m purpose built barbecue area with sink tiled worktop tiled floor and tiled sloping roof. A wrought iron gate leads out to the tiled pool area from which there are steps up to the back of the house.

Underneath the swimming pool is a large L-shaped storage room (8x2.7m and 5.2x2.7m) which houses machinery for the pool and controls for the well pump.

To the rear of the house is a covered seating area with stone tiled floor and outdoor pool table. To the side is a small drinks bar and also a rockery garden facing the covered area. The entire area is private being enclosed by walls and fencing.

The land included with the house has an olive grove a small fruit terrace with orange tangerine apple plum and peach trees an almond tree Japanese wineberry raspberry redcurrant rhubarb gooseberry and strawberry beds plus very fertile vegetable and salad beds. There are also chestnut fig and loquat trees plus some oak and pine woods.

Water for irrigation and the swimming pool is

supplied by a well.

Mains water electricity and telephone are connected.

All windows are hardwood double glazed with granite sills and most have hardwood shutters.

All outdoor tiling is non-slip.

In order to fully appreciate the high quality of this beautiful property viewing is highly recommended. Please contact us to arrange a viewing.

Entrance door leads to the

Kitchen Dining room 7.23×4.2m Fitted with beech worktops with cupboards below and further wall mounted cupboards and shelving. Double bowl enamel butler's sink with mixer tap and separate spray head. Window overlooking the courtyard. Oven with 5 ring burner and extractor hood. Full height larder cupboard with marble shelving. Washing machine and dishwasher. Radiator. High quality mountain slate tiled floor.

Door to

Cellar 4.1x2m with lighting and storage shelving

Double doors from kitchen to

Lounge 8.55×4.83m with feature fireplace with wood burner and back boiler. Radiator. Windows to side overlooking the swimming pool area and French doors looking out to the courtyard and barbecue. Mountain slate tiled floor.

Granite stairs from the kitchen lead to the first floor landing with doors off to the bathroom and 2nd bedroom

Bathroom is L-shaped (4.55×1.92m and 1.92×1.4m) and has a large inset bath with surround of mountain slate tiles and mixer taps with shower attachment. Wash basin with mixer taps on a cherrywood granite topped cabinet and matching mirror with lights over. Two matching tall wall mounted mirrored cherrywood cabinets. Low level toilet and bidet. Walk in open 1.4×1.4m shower. Two tall bathroom radiators 2 windows. Fully tiled walls.

Second bedroom 4.5×3.15m with 2 deep built in wardrobes. Radiator. Quality floor tiles. French doors to veranda. Door to airing cupboard with shelving hot water cylinder and pump for solar water heating system.

Double doors through to

Master bedroom 5×4.6m. Large bright room with great views over the countryside. Radiator. French doors leading to 4.5x5m upper veranda (further bedroom could be built here). The veranda is fully tiled and enclosed by ornate wrought iron railings. Stairs leading down to the courtyard.

Door from courtyard to Annex 6.7x 3.2m (narrowing to 2.43m). Beautiful light room with south facing windows and exposed beam ceiling. Sitting area deep built in wardrobes with triple sliding doors. Mountain slate tiled floor. Radiator.

Shower room 2.8mx1.32m with low level toilet basin on granite topped cherrywood cabinet with matching mirror over. Walk in open shower. Wall mounted cabinet. Tall bathroom radiator. Window to rear.

General: A few minutes walk into the village brings you to a small shop butchers 2 cafes and a cash machine multibanco. The airports of Lisbon and Porto are approximately 1 hour 40 minutes drive. Access to the beautiful river Zezere is close by with a 10 minute drive to the large recreational lake and reservoir Cabril great for boating fishing swimming and water sports. The area of central Portugal has a breathtaking natural beauty with wooded hills and valleys fresh water lakes rivers and waterfalls and a gorgeous climate and also wonderful friendly people.

Price GBP 200 000 including white goods
Furnishings available under separate negotiation.

Address [Map](#)

Country:	Portugal
Region / City:	Leiria
Town:	Pedrogao Grande
Postal Code:	3270-023
Longitude:	W9° 47' 17.1"
Latitude:	N39° 53' 47.2"

Features

<input checked="" type="checkbox"/>	Swimming Pool	<input checked="" type="checkbox"/>	Garage
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