

Casa de Barragem Pedrógão Grande 195,000 Euros

Description and Photos



🏠 house 85 m² +
garage 85 m²

🌳 1,400 m²

🏡 Rural

💰 195,000

Short Description

Beautiful house with subterranean garage and 1,400 m² land and lots of orange, lemon and other fruit trees in a fabulous sunny location less than a one-minute walk to the stunning Cabril lake. 1.5 km to Pedrógão Grande.

Key Data

Price:	195,000 Euros
Living space:	85 m ² with same size garage
Construction:	Brick , stone and wood
Land:	1,400 m ²
Location:	Picturesque, next to lake, 1.5 km to small town
Access:	Very good tarmac road
Water:	Mains
Electricity:	Connected
Phone / Internet:	Phone not connected (but easily done), internet easily possible
Note	As part of the sale, we will include in the price a fitted kitchen , a fully working central heating system and shutters on the windows.
Extra costs:	Around 6000 Euros: including purchase tax (IMT), notary deed transfer fee, property registration, solicitor / lawyer
Annual Property Tax ca.:	Under 200 Euros / year

Full Description

New house with all amenities in the typical local style in a stunning location with great views!

The Casa de Barragem is a recently constructed 85 m² house with a subterranean garage and 1,400 m² of walled land, ideally located 1.5 km from the popular, small market town of Pedrógão Grande and less than a one-minute walk to the beautiful Cabril lake.

The house is connected to mains electricity and water and has been made to the highest standards. It is very well insulated throughout. The cavity walls are double brick and stone. All doors and windows are double-glazed and made from chestnut wood.

Inside are 2 bedrooms, 2 bathrooms (one with shower and bathtub, the other without bathtub), a lovely large 48 m² mezzanine with 4 Velux roof windows and an oak wood staircase, plus a spacious kitchen / diner. All pipework etc. is installed for the kitchen but the actual kitchen units etc. are to be chosen and paid for by the buyer. We will be happy to help with the process of buying and fitting.

There is engineered oak wood flooring throughout and all the pipework for central heating is in place. With all the wood and natural light, the house has a very nice feel to it.

The subterranean 85 m² garage has an electric door. It's a very big space that would serve not only for cars but for storage as well.

All around the house is cobbled and there is a huge terrace / parking area with flower beds and electric entrance gates.

Directly in front of / below the house are lots of great orange and tangerine trees. There are also lemons, cherries, plums, sharon fruit, and others. The land size is 1,400 m² and the property is completely walled, easy to maintain and at the same time it is plenty big enough for any vegetable growing etc.

The location is great with very good sun exposure and it's very quiet and peaceful. The stunning Cabril lake is less than a one-minute walk so it's great for a swim in summer. There are tracks around the lake so it's also nice for good walks. There is also a super restaurant / bar on the waterfront some 2 to 3 minutes from the house.

This property is a great opportunity and wonderfully located.

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