

# Mosteiro de Santiago

## Sertã

### 120,000 Euros



## Description and Photos

 275 m<sup>2</sup>

 1,260 m<sup>2</sup> (garden)

 Edge of village

 120,000

## Short Description

Very attractive well kept house, tastefully furnished with a total construction area of 275 m<sup>2</sup>.

Garden, fruit trees, vines, outbuilding, mains water and electricity.

Only 7 km from Sertã.

## Key Data

Price:	120,000 Euros
Living space:	275 m <sup>2</sup>
Construction:	Modern stone house, extremely good state, ready to move
Land:	1,260 m <sup>2</sup> (garden)
Location:	Rural / Edge of village
Access:	Tarmac road
Water:	Mains
Electricity:	Connected
Phone / Internet:	Phone line connected, Internet possible
Extra costs:	Not more than 5,000 Euros: including purchase tax (IMT), notary deed transfer fee, property registration, solicitor/lawyer
Annual Property Tax ca.:	approx. 100 Euros / year
Remark:	Furniture as in pictures all included in sale

## Full Description

**Beautiful modern house with lots of space for a family and a wonderful garden – ready to move!**

Mosteiro de Santiago is a small village 7 km from the town of Sertã. There are a couple of bar / cafés and a small shop within walking distance from the house.

The house is completely ready to move into with all furniture, a fully fitted kitchen with dining area, a lounge with open fire place and dining area plus French doors opening onto the front garden, 2 bedrooms with large built in wardrobes and a bathroom, stairs lead to the semi basement where there is another large lounge / leisure area, doors from here lead out to a patio area with covered BBQ, a garage and large storage room.

Off the patio is the garden, 1,260 m<sup>2</sup> with various good fruit trees, a good brick built shed and a chicken coup. The front garden is an abundance of beautiful flowers and shrubs.

Everything seen in the photographs is included in the sale.

This is a very well maintained property in a quiet peaceful area only 7 km from town.



















