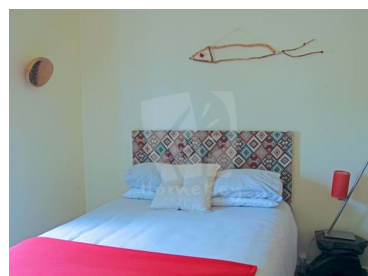





Proença-a-nova e Peral - Villa



 **5** Bedrooms
  **3** Bathrooms
  **400** Area (m²)
  **224** Land Area (m²)

190 000 €
(EUR €)

Vivenda Xara - Renovated 5 bedroom Villa with tourism potential

Welcome to the beautiful countryside of Proença-a-Nova region, where this beautifully renovated villa offers you a serene base for your future home, holiday home or hospitality business. The property boasts 5 bedrooms, 2 complete bathrooms and an additional guest WC, 2 kitchens, 2 living rooms, balconies and terraces, spread across a spacious 400 square meter gross area. Perfect for a growing family or those seeking additional space for guests.

Upon entering, you'll be welcomed by a well-maintained interior that exudes warmth and comfort. The villa comes furnished with modern amenities such as a washing machine, dishwasher, air conditioning, and a cozy wood burner for chilly evenings. A ceiling height of 2,40 m (ground floor) and 3 m (first floor) leaves you with a spacious feeling. The large terrace offers sweeping views of the surrounding countryside and hills, creating a peaceful retreat to unwind and relax. The balcony provides a serene spot to enjoy a morning coffee or evening glass of wine.

T +351 934 850 145 (mobile call) · T +351 274834036 (fixed call) · E info@homekeyportugal.com

Rua Principal s/n, Santo André das Tojeiras
AMI 15569

¹ (Call to national fixed network) | ² (Call to national mobile network)



The property also features double glazed windows with fly screens and shutters, equipped kitchens, attic space for storage, and a roofed barbecue area, perfect for entertaining family and friends. There is also space for growing your own vegetables in a few garden patches.

Separate entrances to the ground floor and the first floor ensure privacy. Each of both floors can be used individually, but are connected via a stairway. The first floor is approved and labelled "local accommodation" and offers everything your potential guests need for a comfortable stay. A big additional dining space with woodfired oven is ideal for serving breakfast or other homemade dishes.

You will find mains water and electricity in place, a recently installed heat pump as well as solar panels to reduce your monthly costs. The electrical installation throughout the house is new.

This villa combines modern convenience with the beauty of the surrounding landscape. Located only 10 minutes from the town of Proença-a-Nova and 15 minutes from Sertã, you will find everything for your everyday life within a short drive. In the village itself you will find 2 cafés, a basic grocery store, a playground, a gym and a car garage. The surroundings offer hiking trails (Grande Rota da Cortiçada) and refreshing river beaches (Aldeia Ruíva 6 kms, Cardigos 12 kms).

Measurements ground floor:

Living and dining 5,90 x 3,50

Kitchen 3,50 x 3,00

Bedroom 3,35 x 3,00

Bedroom/Office 3,15 x 3,00

Guest WC 0,90 x 1,70

Bathroom 3,95 x 2,40

Communal dining 5,20 x 6,40

Measurements first floor (local accommodation):

Kitchen 3,95 x 2,95

Bathroom 2,65 x 2,80

Storage 1,00 x 2,65

Living 3,60 x 2,90

Bedroom 3,60 x 3,20

Bedroom 3,50 x 3,55

Bedroom 3,45 x 3,20

Don't miss your chance to own this stunning property with excellent rental opportunity! Contact us today to schedule a viewing and experience the charm of this villa for yourself.

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Property Features

- Washing machine
- Air conditioning
- Equipped kitchen
- Quiet Location
- Floors: 2
- Double glazing
- Barbecue
- Mains water
- Rental licence
- Furnished
- Access: Tarmac Road
- Dishwashing machine
- Wood burner
- Sealed land area
- Proximity: Mountain, City, Open field, Playground
- Views: Countryside views, Mountain views, Village view, Garden view
- Attic
- Energetic certification: D
- Balcony
- Terrace
- Solar Panels
- Mains electricity

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