








Sarzedas - Country house



 **1**
 Bedrooms

 **1**
 Bathrooms

 **187**
 Area (m²)

 **943,84** 
 Land Area (m²) Garage

98 000 €
 (EUR €)

H741 - Casa da Lavanda

This charming country house offers a unique blend of tranquility and convenience, located in the serene area of Sarzedas. With a total of 187 m² including 1 bedroom, 1 bathroom, 3 rooms, and a spacious kitchen and living area, this property is a perfect retreat for those seeking a peaceful lifestyle.

As you step into this well maintained property, you will be be impressed by the numerous olive and fruit trees and gardening possibilities of this completely fenced and walled area of 943 square meters. The property features a terrace, garage, bbq area, storage sheds and own water from borehole with irrigation system and a possible connection to the house.

The House

The ground floor house is ready to move in with a cozy fireplace in the kitchen, creating a warm and

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inviting atmosphere. The kitchen is bright and spacious (3,00 m x 5,50 m) and features recent appliances and a filter installed for drinking water. It will be sold including the fridge and freezer, small fridge, small freezer, gas stove, washing machines, gas bottle and heat retention unit for the fireplace, all installed in 2021.

The living room allows for you to relax after work in the garden or a visit to the city. With an area of 4,10 m x 3,20 m it would easily fit your favourite arm chair. The room is bright and could optionally be enlarged as there are two rooms just next to it. These rooms are currently used as extra dining area and office (approx. 2,20 m x 2,20 m each).

The bedroom is 3,25 m x 2,80 m and easily fits a double bed. This sale also includes the two wardrobes that are in the walk-in closet in the connecting room.

The bathroom (1,75 m x 1,80 m) is renovated and benefits from new pipes since 2023. It features a shower cabin, WC, vanity unit.

The house is mainly built out of schist stone, which is typical for this area. Recent aluminum windows with double glazing and mosquito nets, and traditional wooden shutters ensure comfort, as well as the aluminum doors.

The property has main electrics and water. Hot water comes from an electric water boiler that is installed in the garage. Sewerage is managed by a septic tank with inspection unit.

Garden

Boasting countryside and mountain views, this property includes a spacious garage (6,30 m x 4,90 m), storage room with fireplace (5,70 m x 3,50 m), a covered area with fireplace (3,00 m x 5,10 m), pizza/bread oven, and a green house for added convenience. The royal bbq area allows you to have great summer evenings with friends and family!

With amenities such as a water tub, borehole, and automatic irrigation system, this property ensures a sustainable and comfortable living experience. The borehole pump is recently serviced and a new pressure balloon was installed. It is connected to the irrigation system, which allows automatic irrigation.

The peaceful village views, along with the south and east solar orientation, provide a sense of harmony and balance to the surroundings. Harvest your own fruit from the many different trees on site: lime, orange, grapefruit, peach, cherry, quince, fig, pomegranate, pear, nectarine, plum, medronho, apple (Pink Lady). The 9 olive trees provide 50-60 litres of olive oil every 2 years.

The central location offers proximity to cafés, village shops, council services, public transportation. The city of Castelo Branco is at 18 kms distance, which make everyday life a seamless and enjoyable experience.

Don't miss the opportunity to make this enchanting country house your new home.

Contact us today for more information and viewing appointments!

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Property Features

- Heating
- Fireplace
- Walk-in wardrobe
- Garden
- Proximity: Mountain, Restaurants, Open field, Public Transport, Schools, Public Swimming Pools
- Drive way
- Views: Countryside views, Mountain views, Village view, Garden view
- Automatic irrigation
- Water Cistern
- Septic tank
- Attic
- Parking space
- Irrigation System
- Uninterrupted views
- Solar orientation: South, East
- Terrace
- Access: Tarmac Road
- Washing machine
- Equipped kitchen
- Thermoaccumulator
- Sealed land area
- Laundry
- Storage / utility room
- Double glazing
- Bread oven
- Borehole
- Main drainage
- Central location
- Closed fireplace
- Barbecue
- Energetic certification: E
- Mains water
- Garage
- Mains electricity

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