



## Lardosa - Villa



**3**  
Bedrooms

**3**  
Bathrooms

**1708,5**  
Area (m<sup>2</sup>)

**1500**  
Land Area (m<sup>2</sup>)

**Garage**

**175 000 €**  
(EUR €)

## Detached villa on plot with 1500m2 of land for sale

Detached house on a plot of land with 1500 m2.

When you arrive at this property, which has excellent accessibility, you can park your vehicle in a 32.4 m2 garage.

The house is served by water, electricity and communications from the respective service providers. The sewage currently goes to a septic tank, however, a pipe has already been installed that allows it to be connected to the public sewage network if desired.

T +351 961109000 (chamada rede móvel nacional) · T +351 938455511 (chamada rede móvel nacional) · E

imobiliaria@adn@gmail.com - Cave  
Rua Conselheiro de Albuquerque, 4 - Cave  
AMI 17938 | Intermediário Crédito N°0007025

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



123042

Reference

Scan the QR code to view the property



This house is spread over 3 levels, with the following layout:

At the basement level (59.5 m<sup>2</sup>) we have a space with a fireplace and sink, where we can see the rock mass on which the house was built, and the sewage pipes from the upper floors are also accessible. There is a WC .

The ground floor (106 m<sup>2</sup>) consists of an open hall, kitchen with fireplace, dining room, 3 bedrooms and bathroom. For greater thermal comfort, the kitchen has a fireplace with a heat recovery system in the hallway that has connections to heat the rooms.

The kitchen has direct access to the backyard, where you have an annex with an oven at your disposal. On rainy days you can also grill in the basement's fireplace.

The attic (106 m<sup>2</sup>) has independent access from external stairs. It is divided into a hall, 3 bedrooms, pantry, bathroom, kitchen and living room. The renovation work is not finished, but the bathroom is already functional.

The roof has a reinforced cement beam structure, with thermally insulated vaults.

We also highlight the 12 m<sup>2</sup> terrace with fantastic views of Serra da Gardunha.

The land surrounding the house is partially fenced. There you will find the garage, an annex and 2 wells, one of them covered, excavated in the rock and with a pump, with the possibility of supplying the house with water from this well or simply to water the garden. The second well supports the backyard, where you can grow your vegetable garden or other types of crops.

Currently the land is made up of vineyards and various types of trees, namely 16 olive trees, 3 apple trees, 3 pear trees, 1 peach tree, 1 plum tree, 3 fig trees, 1 lemon tree, 6 orange trees and even some cactuses that produce prickly pears.

You can also develop a leisure area outside and optimize the use of existing annexes for this purpose.

This property located in a village with local services and shops where you can find everything you need for your day-to-day life, such as cafes, supermarkets, banks, restaurants, public transport, among others.

It is located 2 minutes from the train station, 4 minutes from the motorway / national road, 5 minutes from one of the largest reservoirs in Castelo Branco, 20 minutes from Castelo Branco, about 2h30 from Lisbon, or Porto and 4 hours from Madrid, which with the construction of the future IC31 will reduce this time by at least half an hour.

Let yourself be enchanted by country life, in a charming land. Schedule your visit and confirm with

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## Property Features

- Air conditioning
- Fireplace
- Garden
- Built year: 1982
- Drive way
- Basement
- Views: Countryside views, Mountain views
- Bread oven
- Main drainage
- Well
- Sealed land area
- Mains water
- Garage
- Fitted wardrobes
- Thermoaccumulator
- Proximity: Mountain, Restaurants, Open field, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Floors: 2
- Wine cellar
- Storage / utility room
- Pantry
- Septic tank
- Attic
- Closed fireplace
- Energetic certification: C
- Terrace

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