



## Póvoa de Rio de Moinhos e Cafede - Villa



4  
Bedrooms

2  
Bathrooms

272  
Area (m<sup>2</sup>)

21  
Land Area (m<sup>2</sup>)

Garage

**128 000 €**  
(EUR €)

### Villa with garage for sale

Come and see this villa located in the union of parishes of Póvoa de Rio de Moinhos and Cafede, just 5 minutes away from Alcains and 15 minutes from Castelo Branco.

In good condition, it only needs a few aesthetic renovations to become the home of your dreams. It benefits from plenty of natural light and a quiet location, ideal for living. With good volumetry, it has the following layout:

#### Ground Floor:

Garage with 94 m<sup>2</sup>, where you can park at least four vehicles. At your disposal you also have an area with fireplace, bathroom with shower and direct access to a small patio.

#### 1st Floor

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

imobiliaria.adn@gmail.com  
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)



124110

Reference

Scan the QR code to view the property



This is the main floor of the villa. It consists of four bedrooms, of which two have built-in closets and one has access to the balcony and attic. A spacious room that is naturally divided into two distinct areas, with the possibility of separating it into two divisions. Also on this floor you will find a full bathroom equipped with a bathtub and a kitchen that has direct access to the patio. For your greater thermal comfort, the kitchen has a fireplace with a stove.

**Attic**  
With an area of approximately 95 m2 and a ceiling height that allows you to comfortably access the entire space, you have the possibility of converting it into an extra room.

If you need more information, talk to your DNA and schedule your visit.  
ADN REAL ESTATE - SERVE WELL TO ALWAYS SERVE!

## Property Features

- Fitted wardrobes
- Proximity: Restaurants, Open field, Playground
- Views: Village view
- Quiet Location
- Balcony
- Garden
- Drive way
- Attic
- Energetic certification: E
- Garage

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

imobiliariaadn@gmail.com  
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)