



PROPERTY TYPE: House  
 LOCATION:  
     TOWN: Campelo  
     COUNTY: Figueiró dos Vinhos  
     DISTRICT: Leiria  
 TYPOLOGY: T2  
 STATUS: Renovated  
 TYPE OF BUSINESS: Sale  
 REFERENCE: 689  
 GROSS AREA: 150 m2  
 LAND AREA: 722 m2  
 ENERGY CERTIFICATE: F  
 PRICE: 85000 euros

### DESCRIPTION:

2 bedrooms house and garden with front river. In a peaceful and pretty village in a central portugal area.

Ground floor comprises of a large garage and two separate storage rooms all stone walls and high ceilings. From the front door stairs lead up to a small landing. Ground floor are needins small finishing works.

To the left is bedroom 2 with views over the valley, pine wood ceiling small niche with beam over. To the right is the large open plan lounge, kitchen / diner with lovely exposed stone walls and views over the valley There is a tall storage cupboard with electric supply, fuse box and digital / key operated safe. A modern style staircase leads up to the master bedroom and en-suite. Off the kitchen is a tiled patio area, perfect for alfresco dining, the main bathroom and utility room are also on this level. There are 722 sq meters of land with a southerly aspect, split over two flat terraces. It also has approximately 50 meters of river running along the southern boundary. There are several grape vines and a couple of olive trees and piped spring water is available. The top terrace has an old brick built animal / storage shed with electric.

According with council information, planning permission is possible. So, would make a great space for a swimming pool, summer kitchen and relaxing garden!

Located in a village with river beach, coffee, restaurant, recreation area and parish/council services. Aprox 10 minutes by car to the towns of Castanheira de Pera and Figueiró dos Vinhos. In central Portugal area, aprox 1 hour to the coast and less then 2 hours to the airports in Lisbon and Porto.



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