



PROPERTY TYPE: **Small Farm**
 LOCATION:
 TOWN: **Pedrógão Pequeno**
 COUNTY: **Sertã**
 DISTRICT: **Castelo Branco**
 TYPOLOGY: **T5**
 STATUS: **Used**
 TYPE OF BUSINESS: **Sale**
 REFERENCE: **854**
 GROSS AREA: **396 m2**
 LAND AREA: **30600 m2**
 ENERGY CERTIFICATE: **0**
 PRICE: **235000 euros**

DESCRIPTION:

The farmhouse has been restored with some modern commodities; however the wooden floors, ceilings, terracotta tiles and granite halls have been maintained given the house a rustic style and character of the old days has a farmhouse.

The farmhouse comprises of main house with cellars 150m², 3 stone barns 176m², garage and olive press 70m².

The property entrance has a barbecue area, summer kitchen, a charming garden with a gate leading to a private courtyard with flowers and fruit trees. A tank with water running all year that supplies the entire property.

The house first floor comprises of entrance hall with an outside sitting area, opposite is the entrance to the kitchen with fireplace, laundry area, glass covered balcony with views overlooking the mountains, dining room, bathroom, 5 bedrooms and loft.

At ground level are the cellars with features from the old days that have been kept by the owners to keep the character of the farm.

The farmland has olive groves, chestnuts trees, kiwis, oranges, a borehole and water mine also bordering a stream with water all year

Mains electricity, telephone and internet are available

The property is located in a small hamlet however Pedrogão Pequeno can be reached by

car in five minutes, with supermarket, Sunday market, restaurants, doctors and chemist. The water reservoir Cabril, is just a short drive and you will find water sports: There are also river beaches with boatclubs that use the resources of the rivers, where you can rent a boat, swim or fish.

Main Village, Pedrogão Pequeno 5 minutes' drive, Pedrogão Grande & Serta 10 minutes' drive, Coimbra 30 minutes' drive, and Lisbon & Oporto airports 2 hours' drive. EC: F



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