



PROPERTY TYPE: House  
 LOCATION:  
 TOWN: Vila Facaia  
 COUNTY: Pedrógão Grande  
 DISTRICT: Leiria  
 TYPOLOGY: T5  
 STATUS: Used  
 TYPE OF BUSINESS: Sale  
 REFERENCE: 940  
 GROSS AREA: 336 m<sup>2</sup>  
 LAND AREA: 1500 m<sup>2</sup>  
 ENERGY CERTIFICATE: 0  
 PRICE: 220000 euros

#### DESCRIPTION:

B&B with 5 en-suite bedrooms, lovely garden, terraces and patio. In a peaceful village near town and river beaches.

The house has had a licence for B&B since 2014 with a good annual reputation. The business will be included with the property (licence, booking.com account, website, etc). Of course this property also can be used as a private family home without the B&B business.

By the entrance gate we access an internal pátio well decorated and with a lot of privacy. There is a good dinning room / reception room with a log burning stove and access to the garden.

The house has one unit for the residents: 1 en-suite bedroom with two dressing rooms, large living room also with fireplace and kitchen. For guests there are 4 en-suites in a unit next door. House with central heating, working with pellets or wood, plus 4 solar panels. Very efficient house, perfect Energy Class: A+

Outside there's a balcony and a top terrace with a beautiful view and bbq area. Laundry room, machines room and storage downstairs.

The garden has two sitting spots, quiet places to relax and enjoy the surrounding nature. There's also a lower area of flat land with fertil soil with greenhouses to grow vegetables. There's an outbuilding on the garden to keep tools, support the garden procedures and also used for a workshop. The garden has established fruit trees,

shrubs and many flowers. It has good sun exposure, with shady areas too.

The property also offers a private terrace, with a second bbq and sitting area, with more privacy. Also beautiful views and good sun facing.

Located in the center of a small pretty village with friendly people. Near the river beaches of Mosteiro, Praia da Rocas and lake Cabril. Aprox 5/10 minutes driving to the towns of Castanheira de Pera, Figueiró dos Vinhos and Pedrógão Grande. In central Portugal, 1 hour driving to the sea coast and 2 hours to the airports in Lisbon and Oporto.



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