



PROPERTY TYPE: House
 LOCATION:
 TOWN: Graça
 COUNTY: Pedrógão Grande
 DISTRICT: Leiria
 TYPOLOGY: T3
 STATUS: To rebuild
 TYPE OF BUSINESS: Sale
 REFERENCE: 438
 GROSS AREA: 311 m²
 LAND AREA: 1218 m²
 ENERGY CERTIFICATE: 1
 PRICE: 19900 euros

DESCRIPTION:

Located along the village street, reflecting in pleasant ochre colors in the sun, is the elongated spacious village farm. The residential building is shielded from the street aside of the court by several barns and the old bakery with intact wood oven. A high wall surrounds the rest. A broad high arch over the entrance. As usual in the country farmhouses of natural stone in this area on the ground floor are all the rooms for storing potatoes, corn, straw, etc., and of course the "Adega" (wine cellar). Also, pigs, chickens and rabbits were kept there. On the wide side of the courtyard, a staircase leads to the upper floor with the living areas. These lie along a covered porch that runs the entire length of the building. The kitchen under the impressive fireplace right by the stairs, the toilet at the other end of the porch. The house needs a fundamental reconstruction. Kitchen, toilets, floors and the roof must be replaced. However, the original structure can be maintained. Exterior walls are preserved in usable condition and can be reused. The result is an exciting unusual village house with plenty of space and privacy. Behind the house there is the garden. There are olive trees and several adult fruit trees. A deep still intact water well with the traditional roof structure is located there. Again, behind the house, one is alone, despite that you are in the middle of the village. The property can be easily

connected to electricity, water and telephone line, as all leads are available. The village is part of Graça, where there is a grocery store, a weekly market and a café, which is frequently visited by foreign immigrants of the area. From here you drive 45 minutes to the Atlantic Ocean, there are 220 km respectively from the airports of Lisbon and Porto.



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