## Luís Almeida

**Tel:** 965896051

**Email:** luisalmeida@decisoesesolucoes.com

**Preço: 55 000 €**

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|---|---|---|---|---|---|---|
| 6 | 1 | ✖ | 154 sqm | 964 sqm | ✔ | 1937 |

**Ref.** LA248 | Belmonte

## Villa to be renovated T4 in Caria

A house with a past, built in the 1st third of the XX century, is something really exciting, when you walk through it slowly. We can imagine the hustle and bustle of other times, the wealth and training of its owners. It is, at the bottom, a bubble that clings to the time that has passed and the memory of those who inhabited it and where its history and smell can be felt.
In the middle of the deep interior, right in the heart of the municipality of Belmonte, in the beautiful village of Caria, between walls and the Caria railway line and about 1 km from the A23, we have this beautiful construction in stone with good quality granite, for to restore.
Very close to everything, but completely isolated, this construction can be what you want: Own housing,: 2nd housing; tourist space in rural area...
In need of an intervention of a reasonable magnitude, to significantly improve the property and preserve as much of the architecture of the past as possible, it will be what the owner wants, its use and the type of improvement that best suits its type of housing.
It has a warehouse and an office on the entire ground floor and seven rooms on the 1st floor.
It has a declared gross building area of 360 m2.
With a private gross area of 180 m2 and a dependent gross area of 180 m2. A patio of +/- 1,000 m2 is in the process of being attached to the property.


**AMI: 12227 | RUA PEDRO ÁLVARES CABRAL, 261 6250-088 Belmonte, 6250-088 Belmonte, Belmonte**

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According to subparagraph g) of paragraph 2 of article 18 of decree-law nº 101-D 2020 of 7 December, buildings classified as ruins are excluded from the Energy Certification System.

Exemption from the authorization to use the property as it was built before the entry into force of the General Regime for Building and Urbanization, of 7 August 1951.

The characteristics stated in general are for guidance only and do not constitute a proposal or a contract; References, descriptions and dimensions are, in principle, considered correct, however, buyers are not exempt from a detailed visit to the property or consultation of formal documents. Any image may be computer generated or enhanced. The photos disclose some parts of the property as they appear at the time they were taken.
The information contained in this advertisement is merely indicative and may be changed without prior notice due to technical, commercial and/or legal factors.

# General features

- Blinds
- Built year: 1937
- Drive way
- Single Glass
- Views: Countryside views, Mountain views
- Energetic certification: Exempt

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- Solar orientation: South
- Garage