Daniel Fernandes

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Preço: 50 000 €

1	1	✖	34 sqm	1466 sqm	✖	1971

Ref. FGFJDF482 | Soure

Villa to be renovated T1 in Alfarelos

If you are tired of the hustle and bustle of large urban centers or of living in a building limited to the space on your floor?!

Have you always dreamed of having a house in the countryside, a garden with lots of flowers, a swing for the family to contemplate the sunrise and sunset freely and without walls in front of you?!

So don't miss this property!

House to rebuild located in Fonte dos Cães, in the parish of Alfarelos, with a plot of land of 1466 m2, consisting of two articles.

The first article has an area of 606 m2 with a plot of land intended for construction, with a gross construction area of 132 m2.

The second article has an area of 860 m2 and a gross construction area of 60 m2.

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The land has a higher area which gives you a very pleasant view over the hills and other neighboring locations as well as the fact that you can contemplate the sunrise and sunset in its fullness.

Property exempt from Energy Certification under paragraph 2 of article 18 of Decree-Law nº 101-D/2020, of December 7 (Single-family houses with a floor area of less than 50m2).

Fontes dos Cães is a small town characterized by its fountain with images of dogs.

In terms of location, Fonte dos Cães is 1 km from Alfarelos, 2.6 km from Granja do Ulmeiro, 12 km from Montemor-o-Velho, 12 km from Soure, the county seat and about 25 km from Coimbra and Figueira da Foz

In terms of education, it has several kindergartens, schools for the 1st, 2nd and 3rd cycles in Granja do Ulmeiro and the Grouping of Schools in Montemor-o-Velho and Pereira do Campo.

In terms of health, the nearest Health Center and pharmacy is in Granja do Ulmeiro, about 2.6 km away. Coimbra University Hospital is within 25 km.

In terms of Minimarkets Granja do Ulmeiro is an interesting solution, however Montemor-o-Velho, which is just over 10 km away, currently has three hypermarkets.

On a road level, the Caminhos de Ferro de Portugal can take you to any part of Portugal. Fontes dos Cães is just 1.5 km from Apeadeiro de Montemor and 2.6 km from Alfarelos station, either station connecting you to any point in the country.

But if you like water sports about 15 km towards Montemor-o-Velho, you can find the High Performance Center of Montemor-o-Velho.

But if your passion is for history, then you have the Castle of Montemor-o-Velho, the City of Coimbra, as well as the Ruins of Conimbriga, three locations full of traditions and customs.

(translated by Google Translate)

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General features

- Grid injection
- Outbuilding area (Ex. garage, etc): 20
- Views: Countryside views
- Energetic certification: Exempt
- Mains water
- Built year: 1971
- Private gross area: 40
- Main drainage
- Solar orientation: East