Daniel Fernandes

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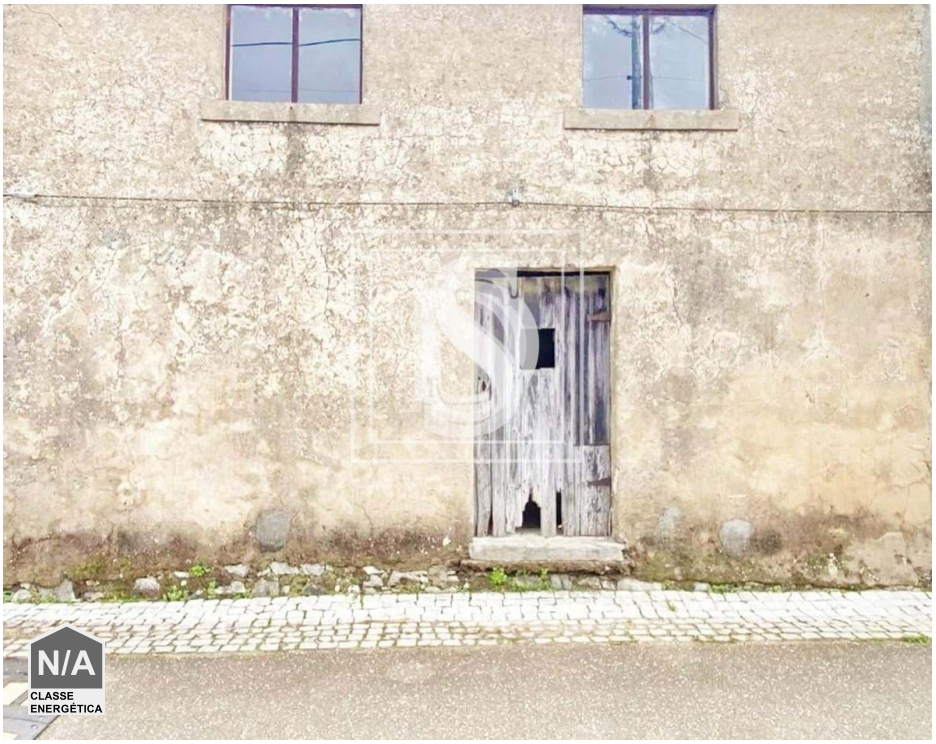
Preço: 37 500 €



1	1	✖	61,2 sqm	72 sqm	✖	1937

Ref. FGFJDF534 | Montemor-o-Velho

Townhouse T0+1 in Ereira

Are you looking for a house in the village to rebuild?! Then maybe we have something for you!

Come visit this house for reconstruction located in the village of Ereira, just less than 100 meters from Praia Fluvial.

The house is located in a very quiet area of the village of Ereira, facing west, bathed in sunlight practically throughout the day. In front of you you can see a wonderful landscape that changes throughout the year between the black of the earth, the green of the rice fields and the blond of the harvest season.

The house does not have any construction and the views are guaranteed, the land in front of this building belongs to the agricultural reserve.

The building is in a state of ruin, having a solid structure, allowing entry through two distinct streets.

Property exempt from Energy Certification under subparagraph g) of no. 2 of article 18 of Decree-Law no. 101-D/2020, of December 7th (buildings in ruins).

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Ereira is a village located in the heart of Baixo Mondego, characterized by habits and customs with strong traditions where lamprey, eels and carolina rice assume preponderance in the gastronomic field. Ereira is also characterized by the friendliness of its people who make this location a friendly and very pleasant space for those looking for tranquility and peace. Ereira's ex-libris is its famous river beach, which recently received the Blue Flag and which during the summer months attracts hundreds of holidaymakers.

The town of Ereira has quick and easy access to hypermarkets, Kindergartens, Schools, Health Unit, swimming pools, sports pavilion and Nautical Center, Equestrian Center, cafes and restaurants. Geographically, it is close to access to the A14 and A1 motorways, such as the cities of Figueira da Foz, Coimbra, Aveiro and the towns of Soure and Montemor-o-Velho. There are several commercial establishments nearby, schools, banks, firefighters, GNR, CTT, Portugal train station, approximately 1 km away. A village with an excellent location for those who need to use public transport, access to highways and like to live in peace and tranquility.

Come and see Ereira, come and see this house, book your visit with us!

You have at your disposal a team of professionals who help you make your dream come true, from purchasing a home to credit or insurance.

We take care of everything so you can enjoy your time.

We work for you!!

(translated by Google Translate)

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General features

• Proximity: Restaurants, Open field, Beach, Pharmacy, Public Transport, Schools, Playground

• Private gross area: 72

• Gas: Bottle

• Solar orientation: East, West

• Built year: 1937

• Views: Countryside views, River view

• Energetic certification: Exempt

• Mains water