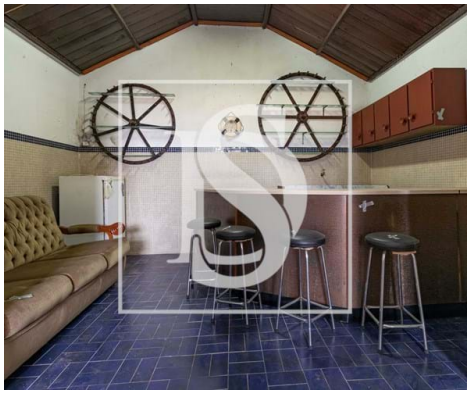
Paula Silva

Tel: +351968313558

Email: paulasilva@decisoesesolucoes.com

Preço: 225 000 €



4	2	✖	118,15 sqm	14964 sqm	✔	

Ref. DSAVRVCPS5 | Ílhavo

Gandaresa Quinta_Casa with agricultural land and pine forest

Gandaresa single storey villa that offers a unique experience, with access to the terrace by stairs, where you can enjoy an unobstructed view over the Boco River and the iconic Vista Alegre Hotel.

The construction, of rustic and ecological inspiration, features a wooden structure and frames, concrete and ceramic floors, adobe walls and a roof in clay tiles. Harmony with the environment is a priority, promoting sustainability and cultural preservation, in addition to valuing the concept of simplicity and rusticity, elements that stand out throughout the property.

With a gross construction area of 255.60 m² and set in a generous plot of 14,964 m², the property is divided between the construction area, spaces for agriculture and a pine forest, providing several opportunities for use and enjoyment.

Inside, the villa has multiple versatile bedrooms, which can be adapted for various purposes, such as rest areas, creative studios or offices, catering to both work and leisure needs.
This house also has two bathrooms, one equipped with a shower tray and the other with a bathtub, ensuring comfort and functionality.

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The kitchen is one of the highlights of the property, with two rustic-style areas. In one of them, there is a wood burning stove, a fireplace and, nearby, a wood-burning oven, ideal for cozy moments and traditional meals. The house also offers living spaces, with a room that stands out for its integrated bar and a large wine cellar, perfect for receiving friends and family.

All the furniture currently present in the property is included in the sale price.

This property is ideal for large families looking for a rural lifestyle, with the possibility of developing agricultural or animal husbandry activities, without giving up the proximity to the services and conveniences of the city of Aveiro.

In addition, the property offers excellent investment potential for those who want to implement a rural tourism project, benefiting from the privileged location and authenticity of the environment.

The acquisition of this farm can be used by bank financing, as well as the rehabilitation project of the same, either in a permanent housing or secondary housing objective.

General features

- Closed fireplace
- Private gross area: 139
- Outbuilding area (Ex. garage, etc): 116,60
- Views: Countryside views, River view

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- Bar
- Drive way
- Wine cellar
- Pantry
- Borehole
- Attic
- Parking space
- Solar orientation: East, West
- Terrace
- Parking places number: 4
- Gas: Bottle
- Conservatory
- Storage / utility room
- Bread oven
- Septic tank
- Quiet Location
- Energetic certification: B-
- Mains water
- Garage

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