Daniel Fernandes

Tel: 929237484

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Preço: 320 000 €

3	2	✖	128,98 sqm	3625 sqm	✖	2023

Ref. DSFIGFGFJDF16 | Montemor-o-Velho

3 bedroom villa for sale in Ereira

If you are tired of the hustle and bustle of large urban centers, of living in a building limited to the space of your apartment and have always dreamed of having a house in the countryside, with a garden with many flowers, with a swing for the family to contemplate the sunset freely and without walls in front of you, or who knows how to start an adventure in the practice of organic farming, Then we have to present you with a very interesting solution for you and for those you love the most.

I present a villa with a gross construction area of 287m2, located in the friendly village of Ereira in the heart of the Baixo Mondego, with three spacious and comfortable bedrooms (one of them suite and the other with wardrobe), living room and kitchen in open space, office, two bathrooms, pantry, a large balcony that runs along the entire front of the house, barbecue, outdoor storage room, water hole with motor, which supplies the entire house and outdoor spaces, and a vast plot of land where you can let your imagination run wild.

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The sanitation of the house is ensured by septic tank.

It should be noted that this proposal presented includes an urban building of recent construction, consisting of a house on the ground floor, with a total area of 2,625m2 and a rustic building with a total area of 1,000m2, totaling 3,625m2

In geographical terms, Ereira is located in the central part of the country, located in the heart of the Baixo Mondego between two watercourses, to the south the Mondego River and to the north the abandoned bed of the Mondego River, 15 km from the beaches of Figueira da Foz and 25 km from the mythical city of Coimbra.

In terms of accessibility, it has a fast connection to the A14 with a connection to the A1 and A17. It should also be noted that it has a railway station 1 km away from the village with connection to Figueira da Porto, Coimbra, Porto and Lisbon.

Access to Montemor-o-Velho is quick, about 10 minutes, where you can find hypermarkets, kindergartens, schools, health unit, swimming pools, sports pavilion and Nautical Center, Equestrian Center, cafes and restaurants.

The village of Ereira has a Green Park with an excellent River Beach, sought after in the summer by thousands of people.

Come and see this villa.

Book your visit with us!!

We have at your disposal a team of professionals who help you make your dream come true, from the purchase of the house to credit or insurance.

We take care of everything so that you can enjoy your time. We work for you!!

(translated by Google Translate)

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General features

- Refrigerator
- Extractor Fan
- Equipped kitchen
- Aluminum frames
- Tilt and turn windows
- Aluminum Shutters
- Proximity: Beach, Pharmacy, Public Transport, Schools, Playground, Open field
- Soccer field
- Thermal acoustic window frames
- Private gross area: 156,2400
- Gas: Bottle
- Storage / utility room
- Pantry
- Septic tank
- Quiet Location
- Uninterrupted views
- Solar orientation: North, South, East, West
- Balcony
- Water heater
- Kitchen: Exhaust, Water boiler
- Fitted wardrobes
- Grid injection
- Shower tray
- Shower Enclosures
- Barbecue
- Built year: 2023
- Outbuilding area (Ex. garage, etc): 131,23
- Views: Countryside views
- Floors: 1
- Double glazing
- Borehole
- Walking distance to beach
- Sealed land area
- Energetic certification: C
- Mains water
- Terrace

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