# Miguel Gil

**Tel:** 964251954

**Email:** miguelgil@decisoesesolucoes.com

## Preço: 225 000 €

| 7 | 2 | ✖ | 232,64 sqm | 787 sqm | ✔ | 1910 |
|---|---|---|---|---|---|---|

**Ref.** DSTNDMGGL70 | Tondela

## Rustic House T7 in Lobão da Beira

Granite house with about 900.00m2 of gross construction area. Next to the center of the parish of Lobão da Beira, this grandiose house, fully fenced, stands out, where the stunning views over Serra da Estrela and the mythical Serra do Caramulo stand out.
The property consists of two floors. On the ground floor, it is prepared for commerce, where the only grocery store in the village once operated. Also on the ground floor there are garages, storage, a cellar with two mills, a large wood oven, various porches and a leisure patio.
On the first floor is the house that is distributed by the kitchen, two living rooms, seven bedrooms and two bathrooms. The entire space of the villa has great potential for permanent housing, as well as accommodating commerce and even for the rental market, Local Accommodation or tourism in rural areas.

**AMI:**

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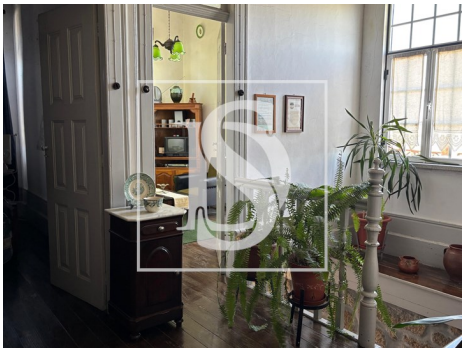

# General features

- Extractor Fan
- Fireplace
- PVC frames
- Simple bathtub
- Proximity: Restaurants, City, Open field, Public Transport, Schools, Playground
- Outbuilding area (Ex. garage, etc): 586
- Views: Countryside views, Mountain views
- Laundry
- Conservatory
- Basement
- Double glazing
- Attic
- Kitchen: Hob, Oven, Exhaust
- Equipped kitchen
- Kennel
- Window
- Built year: 1910
- Private gross area: 305
- Floors: 2
- Drive way
- Wine cellar
- Storage / utility room
- Main drainage
- Quiet Location

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- Parking space
- Uninterrupted views
- Solar orientation: North, South, East
- Balcony
- Garage
- Sealed land area
- Energetic certification: F
- Mains water
- Terrace
- Parking places number: 3

**AMI:**

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