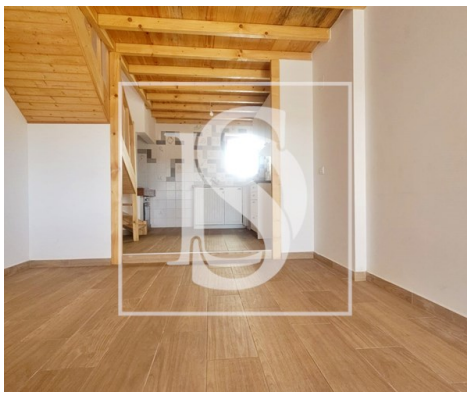
**Dilar Seabra**

**Tel:** 966265184

**Email:** dilarseabra@decisoesesolucoes.com

## Preço: 138 000 €



| 2 | 2 | ✖ | 53,43 sqm | 40 sqm | ✖ | 1970 |
|---|---|---|---|---|---|---|

**Ref.** DSFIGFGFDS28 | Montemor-o-Velho

### Live with Tradition – 2 bedroom villa with patio in Montemor-o-Velho

Charming 2 Bedroom House of Traditional Trace in Ereira – Ideal for Living with Tranquility!!

Discover this charming 2 bedroom villa, with two floors, located in the heart of the picturesque town of Ereira, in the municipality of Montemor-o-Velho. With a traditional design that respects the typical architecture of the region, this house combines the charm of the rustic style with the comfort of modern life.

With a gross construction area of 64 m², intelligently distributed over two floors, and set on a plot of 40 m², this villa is perfect for those who value functionality and a welcoming atmosphere.

On the ground floor, you will find a bright living room, integrated with the open space kitchen, ideal for convivial moments. A service bathroom to support the social area and direct access to a private patio allow you to enjoy outdoor meals or leisure time in total privacy.

Going up to the first floor, two comfortable bedrooms and a second bathroom with shower offer the privacy and comfort necessary for everyday life. With finishes that evoke tradition such as stone masonry, mixed with the harmony of the most modern style with red frames, combined with the comfort of wood, this house

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is a tribute to Portuguese architecture.

Ideal for permanent residence, holiday home or tourist investment, this villa offers the serenity of the countryside just minutes from all essential services.

Strengths:
Strategic Location
Located between Coimbra and Figueira da Foz, Ereira benefits from a privileged geographical position, with easy access to urban centres, coastal areas and the A14 motorway.

The tranquility of the village attracts those looking to escape the urban hustle and bustle, but still stay close to services, commerce and education (less than 30 minutes from Coimbra).

Rural Environment with Increasing Attractiveness
Interest in rural areas has increased in recent years, especially for own housing and tourism (country houses, local accommodation).

Ereira offers a calm, safe environment with a traditional identity, ideal for families, retirees and investors in rural tourism.

Sustainable Valorization
The municipality of Montemor-o-Velho has invested in urban requalification, enhancement of heritage and promotion of sustainable agriculture and tourism.

Projects for the rehabilitation and construction of single-family houses and affordable housing may benefit from municipal incentives or European funds in certain areas.

Low Cost of Entry, High Growth Potential
Compared to other areas of the central coast, Ereira still has affordable prices per square meter, which allows interesting margins for investors or real estate developers.

The scarcity of new or renovated housing in rural contexts creates unique opportunities for small-scale projects with medium-term returns.

Segments with Expansion Potential
Holiday homes and local accommodation (AL)

Urban rehabilitation of old buildings

Low-density permanent housing with architectural quality

Senior or assisted living (in quiet and well-connected areas)

(translated by Google Translate)

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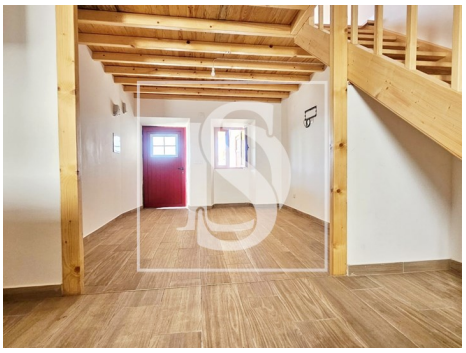

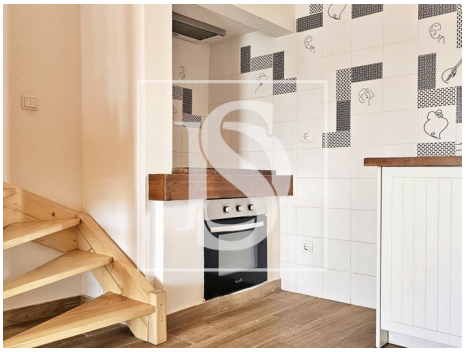

# General features

- Extractor Fan
- Equipped kitchen
- Window
- Shower Enclosures
- Garden
- Built year: 1970
- Views: Countryside views, River view
- Water well
- Kitchenette
- Main drainage
- Sealed land area
- Solar orientation: East, West
- Kitchen: Hob, Oven, Dishwasher, Exhaust, Water heater
- Aluminum frames
- Shower tray
- Proximity: Restaurants, Open field, Pharmacy, Public Transport, Public Swimming Pools, Playground
- Barbecue
- Private gross area: 64
- Gas: Bottle
- Floors: 2
- Double glazing
- Quiet Location
- Energetic certification: E

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# Dilar Seabra

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- Balcony
- Terrace
- Mains water
- Renovation year: 2023

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