## José Pinto

**Tel:** 912462768

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## Preço: 1 000 000 €

| 4 | 3 | ✖ | 206,4 sqm | 56932,5 sqm | ✔ | 1985 |
|---|---|---|---|---|---|---|

**Ref.** DSPFRJP122 | Peso da Régua

## Farm in Peso da Régua

Be dazzled by this fabulous property in Peso da Régua, in the heart of the Douro, a charming historic town where tranquility blends perfectly with modern convenience. With a 4 bedroom typology, this country house offers the perfect space for the whole family. With a total area of 389m2, the property is set on a large and fantastic plot, providing privacy close to nature.
The property consists of rustic and urban area. The rustic area consists of traditional vineyards (tinta roriz and touriga nacional), modern vineyards (viosinho) and olive trees that guarantee the production of quality olive oil. The property also has several fruit trees.

The urban area consists of 2 houses. The first house consists of 2 floors already mentioned above. The first floor consists of a garage, warehouse and a mill. The second is the living area consisting of common room, kitchen, 4 bedrooms and 2 bathrooms. The house also has a small annex.
A second building in ruins, ideal for reconstruction for housing or tourism project.
With an energy rating of F, this property features a unique charm and an unbeatable location. Situated just a few steps from Parque Desportivo do Peso, a natural refuge just a 10-minute walk from the city center, this is the perfect world for nature lovers. In addition, the Vin Porto supermarket is just 13 minutes away, offering an exquisite selection of wines and local delicacies.

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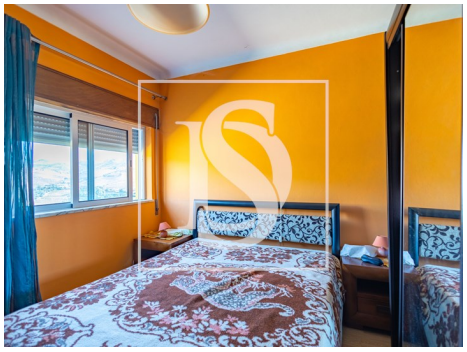
This country house, in used condition, is the perfect refuge for those looking for a harmonious fusion between historic charm and modern convenience. With the Rotunda das Freguesias bus station just a 4-minute walk away, you can easily explore the city's 11 sights in just 14 minutes. Let yourself be enchanted by the cultural richness and convenience of Peso da Régua, and discover the ideal place to call home. Contact us now to schedule a visit and fall in love with this authentic rural gem!



# General features

- TV
- Microwave
- Extractor Fan
- Furnished
- Fitted wardrobes
- Proximity: Mountain, Restaurants, City, Pharmacy, Public Transport, Schools
- Built year: 1985
- Refrigerator
- Water heater
- Kitchen: Hob, Oven, Fridge, Freezer, Microwave, Washing machine, Exhaust, Water boiler
- Equipped kitchen
- Window
- Irrigation System
- Outbuilding area (Ex. garage, etc): 206

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- Private gross area: 183
- Water well
- Drive way
- Basement
- Double glazing
- Pantry
- Main drainage
- Central location
- Energetic certification: F
- Mains water
- Terrace
- Views: River view, City view, Countryside views, Mountain views
- Floors: 2
- Wine cellar
- Storage / utility room
- Automatic irrigation
- Borehole
- Quiet Location
- Uninterrupted views
- Solar orientation: North, South, East, West
- Balcony
- Garage