



Live the good life, property for restoration plus land

Fantastic opportunity to purchase a village house, with attached adega and outbuildings, plus land opposite with existing buildings plus other plots of land totalling some 7000m<sup>2</sup>, suitable for home farming, permaculture and living the good life, all in a lakeside village setting! Fantastic opportunity to purchase a house, at the edge of a typical, old Portuguese village, that requires restoration, renovation or a complete makeover, but offers all the basics as a good starting point. A 50m<sup>2</sup>, 4 bedroom house built in 1952 and of a style which lends itself to many potential changes, which could include conversion of the current full depth adega (into two bedrooms + ensuite) and an existing outer building. The property fronts a tarmacked lane, used only by the immediate neighbours at weekends and the occasional tractor heading towards the surrounding farmland. At the front of the property is the lounge/sitting room, from which you gain access to 4 small and basic bedrooms. Through the central hallway you enter a large kitchen dining room and off this room is the bathroom and a rear entrance hall. The internal walls appear to be non-load bearing and could be easily removed to establish a large open plan living area, such as the example shown in the accompanying photographs, (this was a very similar house, converted within the last three years and which can be viewed by any interested parties to examine the finish, workmanship and possibilities of such a conversion) Opposite the house are two adjoining plots of land, with fruit trees, vines, an irrigation water tank and borehole and most importantly an existing and classified building; this could be converted to guest accommodation and a pool house, complete with BBQ and bread oven to accompany the swimming pool which, subject to approval, could be constructed on the land. Included in the sale of this house, and dotted around the local area, is a total of around 7000m<sup>2</sup> of arable land, which could be used for keeping animals, planting crops and providing a self-sufficient lifestyle, helped also by the climate in this part of beautiful Central Portugal. The house is situated around 20 minutes from Tomar, with his rich heritage and site of the World Heritage Convento Do Cristo, home to the Knights Templars in Portugal), around 10 minutes from Ferreira De Zezere, with its shops, cafes and weekly market, less than 1 kilometre from the beautiful Castelo De Bode Lake with its opportunities for fishing, water sports, etc. Approximately 90 Minutes to Lisbon Airport and just over 2 Hours to Porto Airport on traffic free modern motorways, make this location easily accessible to friends and family wishing to visit and from Tomar or Entroncamento there are mainline trains to all the major cities.

**CONVENIENCE:**