



## Lagoaça e Fornos - Farmhouse



 4	 6	 385	 8000			<b>199 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

### 4 bedroom farm with pool for sale

Let yourself be enchanted by the attributes that only the area of the Douro International Natural Park can offer you.

Come and see this renovated house, made with noble materials, such as some walls in granite stone blocks, aluminum frames with thermal cut and double glazing, very tasteful high quality coatings, enhancing the rusticity of the property, such as wood, tiles and tiled flooring. It is supplied by water and electricity from the public system. For gas, there is a compartment where the cylinders are placed to serve the house.

When you arrive at this property, you can open the automatic gate and the two garage doors, a garage that has space for two cars and direct interior access to the villa. On the south façade, we have a large shed from where we can glimpse the mountains on the horizon and even share meals

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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



ADN22096

Reference

Scan the QR code to view the property



on a beautiful granite stone table, with food made on the barbecue or oven that exists there.

The house is all developed on the ground floor. It is equipped with 4 en-suite bedrooms, all of them with wardrobes and very generous areas. At your disposal you also have the kitchen, a service toilet and two living rooms; One of which, with an area of almost 60m<sup>2</sup> and large glazing doors that, when opened, allows the balcony and barbecue and pool area to be an extension of this, to better enjoy all this space.

In winter, there is a fireplace in the living room with a stove and pellet heating so that the radiators distributed throughout the house give you the comfort you deserve. If you need storage space, you can always use the attic compartmentalized in two spaces with 80m<sup>2</sup> and 170m<sup>2</sup>. You can also find two more wood-lined compartments with 20m<sup>2</sup> each in the attic, so you don't lack space for anything.

The villa is surrounded by a plot of 8000m<sup>2</sup> full of vineyards and various types of fruit trees, including cherry trees, pear trees, apple trees. There is a borehole more than 200 meters deep to water plants, trees, garden and fill the pool with a useful water mirror with approximately 40m<sup>2</sup>.

If you want to make wine, the vineyard usually gives at least about 1000 liters of wine per year that you can crush in the tank that exists for this purpose in the garage.

This property allows you to have conditions so that you can enjoy time for yourself, for your family and friends, where it will be easy to discover the pleasure of living in the countryside.

If you need more information, talk to your ADN and schedule your visit.

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## Property Features

- Heating
- Fireplace
- Proximity: Open field
- Floors: 1
- Storage / utility room
- Security alarm
- Electric garage gate
- Borehole
- Attic
- Closed fireplace
- Sealed land area
- Uninterrupted views
- Solar orientation: North, South
- Balcony
- Garage
- Fitted wardrobes
- Pool
- Built year: 1995
- Drive way
- Views: Countryside views, Pool view
- Double glazing
- Bread oven
- Septic tank
- Quiet Location
- Barbecue
- Security door
- Energetic certification: A
- Mains water
- Renovation year: 2016

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