



Ninho do Açor e Sobral do Campo - Townhouse



 **4**
 Bedrooms

 **2**
 Bathrooms

 **190,4**
 Area (m²)

 **22,5**
 Land Area (m²)



95 000 €
 (EUR €)

4 bedroom villa with backyard

Partially renovated villa, with 4 bedrooms, 1 living room with fireplace, 2 bathrooms, 1 backyard, attic and basement located in the charming village of Sobral do Campo. This villa is of old construction, with stone walls 70cm thick which gives it a thermal behavior suitable for the local climate, but all the walls have been properly restored and painted. It is equipped with 2 new air conditioners, a fireplace in the living room, a floating floor, plasterboard false ceilings with led spotlights, a kitchen with a countertop and new equipment where it has a large window that guarantees you sun exposure / natural light in this room with a view and direct access to the backyard where you can pick beautiful lemons from the lemon tree that is there. Also on this floor we have a bathroom with shower tray with shelter and window that gives it light and natural air. The backyard has a lot of privacy due to the large walls around it and a lot of sunlight due to being south facing, it has direct access to the basement and a street at the back of the house through a man door.

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Rua Conselheiro de Albuquerque, 4 - Cave
 AMI 17938 | Intermediário Crédito N°0007025

¹ (Call to national fixed network) | ² (Call to national mobile network)



124049

Reference

Scan the QR code to view the property



The basement has direct access to the public street in front of the villa or to the backyard at the back of the villa. In the basement we have two compartments that can serve as storage, a wine cellar, a shop, a space to develop your hobbies, or any other use you want, and there is also a toilet to support this floor with a shower base and window to ensure light and natural air in this room. In the attic we have a living room/sunroom, 2 bedrooms and a storage compartment where we can see the roof with wooden structure and exposed tile in good working condition.

NOTE: There is a possibility to make an EXCHANGE.

SUMMARY:

- Restored villa for sale;
- 4 bedrooms;
- 2 WCs;
- Backyard;
- Basement;
- Loft;
- Fireplace;
- Air conditioning;

This villa is located in the quiet town of Sobral do Campo, where you can breathe the rusticity and charm that its streets offer us, gardens, close to the countryside, chapels, church, day center, public transport, grocery stores, cafes, views over the Gardunha mountains, close to the Marateca/Santa Águeda and Pisco dams, 15 minutes from the A23/Alcains and 25 minutes from Castelo Branco.

If you need credit, we have licence no. 7025 from Banco de Portugal to support you in purchasing your property free of charge.

For more information and to schedule a visit, talk to your Real Estate ADN.

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Property Features

- Washing machine
- Fitted wardrobes
- Equipped kitchen
- Thermoaccumulator
- Built year: 1937
- Conservatory
- Storage / utility room
- Double glazing
- Attic
- Energetic certification: F
- Terrace
- Air conditioning
- Fireplace
- Laminated floor
- Proximity: Mountain, Open field, Public Transport
- Floors: 3
- Basement
- Views: Village view
- Main drainage
- Quiet Location
- Mains water
- Furnished

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