



## Superb 5 Bed Villa with Guesthouse For Sale in Vale de Moinho Arganil Coimbra



### Ügynök információ

Név:	Niall Madden
Cégnév:	Esales Property Limited
Ország:	United Kingdom
Experience since:	2002
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English
Weboldal:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Hirdetés részletei

Ingtalan:	Eladó
Ár:	EUR 280,000

### Elhelyezkedés

Ország:	Portugal
Cím:	Vale de Moinho, São Martinho da Cortiça Beira Litoral Portugal Arganil Coimbra
Feladta:	2024. 10. 03.

Leírás:

Superb 5 Bed Villa with Guesthouse For Sale in Vale de Moinho Arganil Coimbra Portugal

Esales Property ID: es5553254

### Property Location

Vale de Moinho, São Martinho da Cortiça  
Beira Litoral  
3300-373  
Portugal  
Arganil  
Coimbra

### Property Details

With its friendly atmosphere, low cost of living and breath-taking natural scenery, Portugal continues to be one of the most desirable places across the world to live. On offer here is a chance to invest into this



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consistently beautiful part of the world with this excellent villa.

Casa Olivia is a splendid, fully and professionally restored family home, nestled in a tranquil village in Central Portugal.

Great care has been taken to resurrect and preserve all original features of the house, with special dedication and respect for detail.

Located in the Village of Vale de Moinho, within the council of São Martinho da Cortiça, 15 minutes drive from Arganil.

Properties in the village have a large land area, which ensures that there is sufficient space all around, allowing for complete privacy.

The area is surrounded by two prominent mountain ranges, the Serra de Atalhada to the South West, the Serra de Açor to the East. The property offers spectacular views over the surrounding landscape, with breath-taking views over the mountains. Built in 1937, the house has been built solidly, with thick walls, exhibiting very good quality masonry work throughout. Construction of the house was commissioned by a Brazilian family, who embraced the style and architecture typical of the 20th century.

Large windows in all the rooms, plenty of natural illumination, superb views from all the windows. The rooms on the upper floor level have high ceilings, all individually crafted, with broad mouldings. There are high skirting boards, with beautiful, well-crafted wood panelling in the passage, and main lounge. A wide passage allows easy access to each large, spacious room through a set of 2.1mtr high double doors. All original porcelain doorknobs are still in place, as are the original locks and fittings.

Arrangement of the upper level is as follows:

Main entrance hall, which leads into the large, wood panelled dining room, with views over the surrounding landscape and mountains. Leading off from the dining room is a breakfast room, with a corner fireplace and lime-rendered chimney and walls. (The original, characteristic render is present in all of the rooms of the upper level.) A separate pantry, with sufficient shelving and storage space, is situated adjacent to the breakfast room. Connected to the breakfast room is the well designed, bespoke kitchen, manufactured and installed by Leroy Merlin, with guarantee. Kitchen counters are finished in Angola Black Granite, with a particularly beautiful crystalline reflection. The finish on the kitchen cabinets is superb, with high quality fittings in the old style, reminiscent of the era.

Access to the lounges, computer room/office and main bedroom is via a set of double doors which lead into the wide passage connecting all rooms. A spacious well, finished bathroom, with a large shower basin and large shower head, toilet, basin or sink, is located at the end of the passage, adjacent to the original, wide staircase, providing additional access to the lower level living space and adjoining guest apartment.

Access to the staircase is via a set of double doors. The original hand-crafted handrails to the staircase have been meticulously finished to a high standard. A set of double doors, hand-crafted, with beautiful detail, leads to the second bedroom. Access to the guest apartment is either via a set of double doors leading off from the lower landing and second front door, or via a separate set of double doors leading off from the large patio, which forms part of the entertainment area for the guest apartment.

The layout of the lower level is as follows:



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Main entrance through a set of double doors, leading into the entrance hall. Leading off from the entrance hall is a passage with provides access to a large laundry, with ample shelf space and storage for linen, towels etc. Adjacent to the laundry is a tool room with a work bench and ample shelving, packing space and separate entrance. The two large, spacious bedrooms are accessed via a wide passage which leads off from the entrance hall. A third, large room has been set aside as a snug, with a reading light and plug sockets to charge laptops or mobile phones, alternately the seating bench can be used as a long shelf and packing space. The space below the stairs is panelled with plaster board and has two wide, well-crafted doors to seal it off from view. A large, spacious bathroom, with large shower basin, and large shower head, toilet, basin or sink, serves both bedrooms. Access to the bathroom is via a large, 2.1mtr high door, crafted in the original style of the era, with hand-wrought hinges and fittings salvaged from the village of Teixeira by the antiques vendor.

#### Guest apartment:

The guest apartment consists of two large bedrooms, each with own wide, separate entrance, a shower room, with walk-in shower, basin or sink and space for a washing machine, toilet. The kitchen is open plan and forms part of a spacious breakfast, living room area, with built in fireplace and hot air circulating vents. built into the chimney. A beautiful mantle piece hand-crafted in 400 yr old oak , milled from salvaged, ancient roof beams acquired during a restoration project, surrounds the fireplace.

#### Courtyard area:

Set in the high-walled, spacious courtyard is splendid barbecue, built from stone locally sourced. Close attention has been paid to maintaining the original style of the masonry typical to the era and characteristic of the area.

Adjacent to the barbecue is a large barn, divided into a large, spacious patio, with the original bread oven, carefully restored using the original construction techniques for building bread ovens, as well as a large workshop, with two entrances, one leading onto the patio and a separate set of well-constructed doors, wide enough to allow access for a car.

The barn has been finished with a treated timber construction for the roof, covered with high-quality roof tiles which have a 30yr guarantee. Electricity, water and plumbing:

The electrical supply is single phase with a 32 amp overload protection. There are no problems running a 2kv (2000 watt) kettle, heavy machine such as a welding machine, washing machine etc. The kitchen and laundry have a 20amp supply. Lights are on a separate 10amp supply. All plugs are on 16 amp supply. All rooms have ample plug sockets.

The tool room has a separate electric supply via a mains supply. Professional Electric installation approved and certified by a qualified electrician. Water is supplied via municipal mains supply. Sewage is connected to a septic tank. Professional plumbing installation throughout with large diameter piping.

#### Extras:

This is a unique house, the architectural style of which is rare in the area.

Details in the finishing, metal work, decorative brackets, door handles, railings etc, is all in accordance with the original style typical to the time period of the 1920's



The main entrance gates have been finely finished in steel as exact copies of the original wooden gates. Electric domestic goods such as stoves, fridges, washing machines are included in the sale .i.e. white goods.

Some furniture will also be included in the sale, such as wardrobes, beds, tables, chairs, sofas etc.

#### Summary:

This is a high-value property, with self-catering, separate guest apartment, ideally situated, with easy access to all main road routes and all modern amenities within walking distance. The property also has permission to build a second house. The views are absolutely stunning over the surrounding mountains and landscape.

#### ABOUT THE AREA

Vale do Moinho in the region of Coimbra is a town located in Portugal – some 119 mi or ( 191 km ) North-East of Lisbon , the country's capital .

Coimbra, a riverfront city in central Portugal and the country's former capital, is home to a preserved medieval old town and the historic University of Coimbra. Built on the grounds of a former palace, the university is famed for its baroque library, the Biblioteca Joanina, and its 18th-century bell tower. In the city's old town lies the 12th-century Romanesque cathedral Sé Velh

#### MAiN FEATURES:

- Spacious 312m2 property.
- 1184m2 land plot
- 5 bedrooms.
- 3 bathrooms.
- Stunning mountain views
- Massive potential in the ever-growing Italian holiday rental market.
- Great base from which to explore the many other fascinating places in Portugal.
- Surrounded by numerous walking, cycling, fishing and water sports areas.
- Just minutes away from many stunning beaches.
- Close to golf course.
- Excellent transport links.
- The main town of Arganil is a short 15 minute drive away.
- Main road to Coimbra 1P3, 1C6 to Oliveira do Hospital is 5 minutes drive.
- All amenities are to be found in São Martinho da Cortiça
- Bars, Pizzeria, Cafes, Restaurants, Hair Dresser, Pharmacy, Butcher, Healthcare Center, General Dealer, Grocers, Post Office, Bank, Insurance Brokers, Lawyers, Bakeries, Town Council, Sport and Leisure Centre.

Contact us today to buy or sell your property in overseas in Portugal.

#### **Gyakori**

Hálószobák:

5



Fürdőszobák: 3  
Kész négyzetméter: 312 nm

## Building details

Number of Garages: 1

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.158.608

