



## Luxury 3 Bed Villa For Sale In Ribeiradio



### Informações do Revendedor

Name:	Niall Madden
Nome da Empresa:	Esales Property Limited
País:	Reino Unido
Experience since:	2002
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 299,500

### Localização

Country:	Portugal
Address:	Rua do Campanario 149
CEP:	3680-207
Adicionado:	19/09/2024
Informação adicional:	Luxury 3 Bed Villa For Sale In Ribeiradio Portugal

Esales Property ID: es5554292

Property Location

Rua do Campanario 149

Ribeiradio

Viseu

3680-207

Portugal



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## Property Details

Come visit this magnificent property with spectacular views of the Magic Mountains.

On the main floor you will find a chef's dream kitchen featuring an abundance of storage and a large center island with an induction hob and overhead extractor. The island has seating so your guests can watch you create your culinary masterpieces. Just outside of the kitchen is a patio perfect for entertaining.

The spacious open concept floor plan allows you to entertain your family and friends while they are lounging in the living room and dining room. The main floor also includes a large master suite and a private guest suite both with full bathrooms. All of the rooms on this level have individual smart thermostats for controlling AC and heating. All of the windows and doors have electric shutters.

Take the stairwell down to the mid level where you will find a third bedroom and a full bathroom. This space can also be used as a game room, media room or office. There is also a machine room which includes a new 300 litre water heater and pre-installation for photovoltaic panels with battery option. On this level you will also find an area with a separate entrance that is equipped with pre-installation of plumbing, electricity and AC splits ready to finish a kitchen, bathroom and bedroom that can be used as a separate apartment or vacation rental. The remainder of this floor consists of a large garage with a laundry area and enough parking for 3 cars as well as a carport large enough to accommodate 2 more vehicles.

The lower level 'basement' is currently being used as a support area for the cultivation of over 500 blueberry plants but is also equipped with pre-installation of electricity, AC splits and water for the ability to create a second income producing apartment. The blueberry plants are fully mature and are ready to produce income. There is a well and a water mine on the property that feeds a bore hole. Both are used for the irrigation of the blueberries.

Enjoy the magnificent outdoor spaces and being one with nature in your own backyard. The property includes various fruit trees, such as, oranges, plums, apples and walnuts as well as the blueberry plantation. Bordering the property, is a national bike and hike trail that links the city of Viseu to Aveiro and the coast. You can also enjoy the river beach and park that was just completed on the Vouga river just a few minutes away. There is plenty of space on the property to add a pool and recreation areas to your dream home.

The property is conveniently located between Sever do Vouga and Oliveira de Frades giving you the flexibility for dining out, supporting local shops and running errands in town just 15 minutes from your peaceful oasis.

The property is located 35 minutes from Aveiro, 1 hour from Porto and 2.5 hours from Lisbon.

Don't miss the opportunity to see this unique property and explore its endless possibilities.

## ABOUT THE AREA



Ribeiradio is a charming town in the municipality of Oliveira de Frades, located in the Viseu district of Portugal. This picturesque destination offers a serene and idyllic setting, perfect for those seeking a peaceful escape.

Nestled between the Atlantic Ocean and the Serra da Boa Viagem mountain range, Ribeiradio boasts stunning natural beauty.

As part of the Oliveira de Frades municipality, Ribeiradio benefits from the region's rich cultural heritage and historical landmarks. Visitors can explore the charming villages, taste the local cuisine, and discover the region's natural beauty.

With its stunning views, friendly locals, and relaxed atmosphere, Ribeiradio is a hidden gem waiting to be discovered.

#### MAiN FEATURES:

- \* 366m<sup>2</sup> of living space
- \* 3700m<sup>2</sup> plot
- \* 3 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Portugal
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com
- \* Furnishings to be discussed at point of sale

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#### **Comum**

Quartos de dormir:	3
Banheiro:	3
Pés quadrados acabados:	366 m <sup>2</sup>

#### **Utility details**

Heating:	Sim
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#### **Lease terms**

Date Available:

#### **Contact information**

IMLIX ID:	IX6.084.791
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