



## Villa – Gestosa Cimeira – Castanheira de Pera



### Информация об агенте

Название:	Equipa JPVA
Название компании:	João Passos & Vítor Andrade
Страна:	Португалия
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments
Телефон:	
Languages:	Portuguese
Веб-сайт:	

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 65,286.21

### Местоположение

Страна:	Португалия
Область:	Leiria
Город:	Castanheira de Pera
Адрес:	Castanheira de Pêra e Coentral
Добавлено:	21.06.2024

#### Описание:

We present a plot made up of two independent villas, where the promise of two destinations awaits your creativity.

The first villa was built in 1935, still with stone walls, and consists of two floors, an attic and a patio. The second property is a villa that was recently rebuilt in slabs, in a more contemporary style, keeping the design of the region.

It also has two floors and a garden with the possibility of creating a leisure area.

Situated in a very quiet village, this plot offers multiple housing and profitability options.

The first house, a three-bedroom with 75 m<sup>2</sup> per floor, is being rebuilt, although the roof and floor (already in slabs) have already been repaired.

The second house, a one-bedroom with 47 m<sup>2</sup> per floor, has been completely rebuilt and is ready to move into.

The spaces are distributed as follows:

Main house:



- Porch: 5.07 m<sup>2</sup>
- Hall: 2.22 m<sup>2</sup>
- Bathroom: 2.43 m<sup>2</sup>
- Kitchen: 13,70 m<sup>2</sup>
- Corridor: 3,47 m<sup>2</sup>
- Living room: 13,26 m<sup>2</sup>
- Bedroom 1: 6,36 m<sup>2</sup>
- Bedroom 2: 5,47 m<sup>2</sup>
- Bedroom 3: 6 m<sup>2</sup>
- Corridor: 3,45 m<sup>2</sup>

New house:

- Entrance hall: 3.34 m<sup>2</sup>
- Kitchen living room: 21.48 m<sup>2</sup>
- Bedroom: 11 m<sup>2</sup>
- Bathroom: 3.86 m<sup>2</sup>

Gestosa, a typical village in the municipality of Castanheira de Pera, stands out for its proximity to one of the biggest attractions in the whole municipality, Praia das Rocas, which was recently nominated for Best Adventure Tourist Attraction in Europe in 2024 at the 31st World Travel Awards. The 31st edition of the World Travel Awards, which attracts around 100,000 people every year, is just a 5-minute drive from these two villas.

This event naturally promoted a whole international community that is already well established and integrated, transforming Aldeia da Gestosa into a year-round leisure and residential spot.

Main distances:

- 4 min (by car) from Praia das Rocas.
- 5 min (by car) from Castanheira de Pera town center.
- 5 min (by car) from SPAR - Supermarket
- 10 min (by car) from Poço de Corga River Beach.
- 45 min (by car) from Coimbra Hospital. - REF: KWPT-001626

## Общие

Спальни:	2
Ванные комнаты:	2
Готовые кв.м.:	105 кв м

## Lease terms

Date Available:

## Contact information

IMLIX ID: KWPT-001626



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