



## Country House in Gerês with River View



### Информация об агенте

Название:	António Pereira
Название компании:	ITHLUX
Страна:	Португалия
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments
Телефон:	
Languages:	Portuguese
Веб-сайт:	

### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 715,000

### Местоположение

Страна:	Португалия
Область:	Braga
Город:	Terras de Bouro
Добавлено:	02.10.2024

#### Описание:

Country house inserted in the Peneda Gerês National Park with stunning views of the Caniçada reservoir.

Stone construction, with air gap and insulation with insulation and 11 cm brick interior wall;

Ceramic tile roof with insulation;

Land area of about 3,000 m<sup>2</sup>, fully fenced;

Two floors:

Ground floor => box garage with approximately 70 m<sup>2</sup> + lounge with 100 m<sup>2</sup> (with fireplace, snooker pool table, table

1st floor => 2 suites + 2 large bedrooms and 1 complete and modern bathroom + fully equipped kitchen + living room with 60 m<sup>2</sup>;

Attic on the entire roof area, but not prepared to live in.

2 generous balconies, bedrooms and living room.

Large terrace with barbecue and views of the Caniçada reservoir.

With alarm;



Automatic irrigation throughout the land surrounding the house;

Registered water borehole, with a flow rate of more than 3 000 litres hour.  
German diesel boiler of the MAN brand.

a wide variety of native trees (holly, laurel trees, red and green beeches, chestnut trees, strawberry trees, liquidambar, liriiodendrons, American oaks, birches, etc...);

Year of construction: 1984

The house is furnished.

Why invest and live in Portugal?

7th. Safest country in the world Global Peace Index 2023;  
One of the best motorway networks in the world;  
Portugal considered the best tourist destination in Europe in 2022, for the 5th. time in the last 6 years (WTA);  
Lisbon the best Metropolitan Seaside destination in the world in 2022 (WTA);  
Madeira Island, the best island destination in the world in 2022 (WTA);  
Algarve having a hotel unit elected with the award for Best Lifestyle Resort 2022 (WTA);  
Porto elected as the best City destination in the world in 2022 (WTA)  
Average temperature at 12 noon, in summer: 25° C and in winter: 16° C;  
Considered the 7th. Best country in the world in quality of life 2022 (InterNations);  
Portugal is 4th. Best country in the world where expats feel most at home in 2022 (Internations);  
Mediterranean Diet, classified as a World Heritage Site by Unesco;  
The best fish in the world, according to Ferran Adriá, Chef "El Bulli";  
It has 1 of the 25 most beautiful beaches in the world Tripadvisor 2022;  
It has 3 Portuguese wines among the 12 best in the world in 2022 (Forbes);

Take advantage of this opportunity and book your visit now or ask for additional information! - REF: ITH3049

Построен: 1982

## **Общие**

Спальни:	4
Ванные комнаты:	3
Готовые кв.м.:	247,7 кв м
Площадь участка:	2000 кв м

## **Lease terms**

Date Available:

## **Дополнительная информация**



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Virtual tour URL:

<https://virtualhome360.pt/app/viewer/CASA-VILAR-DA-VEIGA>

## **Contact information**

IMLIX ID:

ITH3049

