



## Tomar (são João Baptista) e Santa Maria Dos Olivais - Villa



 <b>3</b>	 <b>2</b>	 <b>184</b>	 <b>500</b>		<b>325 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	(EUR €)

**Fantastic Villa at the Gates of Tomar – A Haven of Comfort and Quality of Life!**

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Discover this incredible villa of generous dimensions, immaculate and with an enviable sun exposure, located just a few minutes from the charming city of Tomar. Perfect for those looking for tranquility and convenience, this house combines the best of country life with the proximity of all the necessary services for your day to day.



**Agência Tomar**

+351 249 157 630 <sup>1</sup> · +351 249 157 630 <sup>1</sup>

geral@tolive.pt

T +351 249 157 630 <sup>1</sup> · T +351 916 356 181 <sup>2</sup> · E geral@tolive.pt

Av. Combatentes da Grande Guerra, 13A  
AMI 24759

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



VCP099/23

Reference

Scan the QR code to view the property



## Property Features:

### Ground Floor

- Cozy living room with fireplace;
- Spacious bedroom;
- Bathroom with shower;
- Practical pantry;
- A large additional room for various uses;
- Garage with capacity for one car.

### First Floor

- Generous living room with fireplace and balcony, perfect for convivial moments;
- Semi-equipped kitchen with access to a lovely terrace;
- Three bedrooms, two of them with built-in wardrobes;
- Bathroom with shower.

### Attic

Raw space, with the potential to be transformed into another functional and cozy environment.

### Exterior

- Annex with barbecue and a room used as a laundry;
- Small garden meticulously cared for;
- Vegetable garden next to the annex, ideal for lovers of cultivation.

### Additional Highlights:

- Construction from the 90s, in excellent condition;
- PVC windows with double glazing and swing assistance;
- Basic sanitation and air conditioning on the first floor;
- Fiber optic internet connection.

### Prime Location:

- 10 minutes from Tomar;
- 10 minutes from access to the A23;
- 30 minutes from the Sanctuary of Fatima;
- 50 minutes from the beaches of Nazaré;
- 50 minutes from Coimbra;
- 1h15 from Lisbon Airport;
- 2h from Porto Airport.

Live in the largest and most diverse tourist region in Portugal, where nature, culture and gastronomy meet in harmony. With excellent value for money, this region offers quality of life, whether to live permanently or as a weekend getaway.

Don't miss this opportunity!

Schedule your visit now with Viver no Centro de Portugal and turn this property into the home of your dreams.



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## Property Features

- Air conditioning
- Fireplace
- Proximity: Mountain, Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Built year: 1993
- Quiet Location
- Laundry
- Double glazing
- Barbecue
- Terrace
- Attic
- Sealed land area
- Energetic certification: E
- Equipped kitchen
- Garden
- Praia Fluviais
- Views: City view, Garden view
- Garage
- Basement
- Closed fireplace
- Pantry
- Balcony
- Mains water
- Main drainage



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