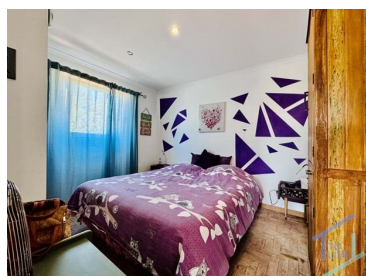




Martinchel - Villa



3 Bedrooms
 1 Bathrooms
 117,95 Area (m²)
 9100 Land Area (m²)
 200 000 € (EUR €)

Refurbished 3 bedroom single storey house in Martinchel - Abrantes

Refurbished 3 bedroom single storey house in Martinchel - Abrantes

If you are looking for tranquility and comfort, this 3 bedroom single storey house is the ideal choice. Located in Martinchel, just 14 km from Abrantes and 15 km from Tomar, this property combines the best of country life with the convenience of a great location.

Description of the villa:

- **Corridor** that connects all rooms;



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¹ (Call to national fixed network) | ² (Call to national mobile network)



- **3 spacious bedrooms** ;
- **Modern bathroom** with shower and an additional **service toilet** ;
- Large **living room**, for leisure time with the family;
- **Kitchen equipped** in open-space with the **dining room**, equipped with air conditioning and pellet stove, providing a cozy environment;
- **Attic** with potential for use;
- Fantastic **shed** ideal for al fresco dining or moments of relaxation.

Exterior and Terrain:

- Land of **9,160 m²** with garden, several fruit trees and olive trees;
- **Tank converted into a swimming pool**, ideal for hot summer days;
- Old elevated water tank, now used as storage
- Large outdoor space to enjoy nature and relax.

Additional features:

- **PVC windows with double glazing**;
- Connection to **basic sanitation**;
- **Heat pump** for water heating and **solar panels** with batteries for own energy consumption;
- Connection to **the fiber optic network**, ensuring high-speed internet.

Prime location: This villa is situated close to the Castelo do Bode dam and its stunning river beaches, making it the perfect place for lovers of nature and water sports. The region offers an unparalleled quality of life, with easy access to several tourist attractions:

- Just 30 minutes from the **Sanctuary of Fatima**;
- 50 minutes from the beaches of **Nazaré**;
- 50 minutes from **Coimbra**;
- 1h15 from **Lisbon Airport**;
- 2 hours from **Porto Airport**;
- Direct access to Spain via the A13 and A23.

The region of Tomar, recognized for its historical connection to the Templars, is rich in culture, monuments, and offers a wide range of outdoor activities, such as hiking, mountain biking, and water sports on the Castelo do Bode lake.

In addition, this is one of the most economical regions to live in Portugal, both in terms of the cost of purchasing property and the cost of daily living.

Don't miss this unique opportunity to live in the heart of Portugal!

Book your visit now with **Viver no Centro de Portugal** and turn your dreams into reality!



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VCP363

Reference

Scan the QR code to view the property



Property Features

- Air conditioning
- Equipped kitchen
- Combined Refrigerator
- Stove
- Alpendre
- Espaços Verdes
- Fruit Trees
- Praia Fluviais
- Views: Countryside views, Village view, Garden view
- Drive way
- Solar heating
- Storage / utility room
- Double glazing
- Security door
- Attic
- Sealed land area
- Energetic certification: D
- Heat Pump
- Dishwashing machine
- Ventilator
- Shower
- Garden
- Terreno
- Proximity: Mountain, Restaurants, City, Open field, Pharmacy, Public Transport, Schools
- Ampla Oferta de Serviços
- Quiet Location
- Parking space
- Laundry
- Video entry system
- Optical fibre
- Terrace
- Mains water
- Main drainage



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