



Arega - Villa



 **2** Bedrooms
  **1** Bathrooms
  **144** Area (m²)
  **1053** Land Area (m²)
45 000 € (EUR €)

Rustic Schist House for Reconstruction – An Authentic Refuge in the Heart of Portugal

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Discover this charming rustic schist house, with original 30's design, situated in a picturesque village near Arega. A true testimony of traditional architecture, perfect for those looking for a rehabilitation project with character and authenticity.

The property has a living area on the 1st floor, while the ground floor has three rooms, a balcony and



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AMI 24759

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



VCP431

Reference

Scan the QR code to view the property



a porch that guarantee a cozy and private space. In addition, there is a shop (storage room) with two rooms, which can be converted into a living area, and an open courtyard fully walled in schist stone.

The surrounding land consists of olive trees and some fruit trees, and also has a water well, ideal for agricultural purposes or simply for leisure, benefiting from the tranquility and privacy of the place.

With excellent potential for own housing, holiday home or investment in tourist accommodation, this property is located just a few minutes from the village of Figueiró dos Vinhos, about 40 minutes from Coimbra and 30 minutes from the historic city of Tomar, with easy access via the A13. In approximately 1h30, you can also reach the beautiful beaches of the central area.

The privileged location allows you to enjoy the magnificent river beaches of the region, such as Foz de Alge, the Fragas de São Simão with its walkways, the Ana de Aviz River Beach, among many other natural attractions.

Don't miss this unique opportunity! Contact **Viver no Centro de Portugal** and book your visit now. Our team is ready to accompany you throughout the process, including financing support. Turn this getaway into your next home or investment project!

Property Features

- Terreno
- Proximity: Mountain, City, Open field
- Optical fibre
- Well
- Energetic certification: Exempt
- Fruit Trees
- Views: Village view
- Mains water
- Septic tank



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