

**Detached charming house (2 + 1 bedrooms) with garden and beautiful view, Dreia, Côja**

































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### What is it?

This detached house was converted into a comfortable and charming house at the beginning of this century. The house consists of two floors. On the ground floor there is a hall with a guest toilet, a technical room, a sitting room and a spacious kitchen. From the kitchen is access to a very spacious covered terrace with a beautiful view over the valley and the mountains. A fixed staircase in the hall leads down to two bedrooms (one large and one smaller) and a bathroom. The bathroom has a shower and a tub. Both rooms have access to the lower terrace.

A garage of just over 19 m<sup>2</sup> (in reality a bit bigger) has been converted into a small guest house. The guest house has a kitchen and bathroom on the ground floor. Upstairs is a bedroom.

### What are the facilities like?

Part of the restoration of the house and the guest house, was the replacement of all windows with double



glazing and plastic (roller) shutters. The windows in the living room have electric shutters. The house is heated by diesel. There is air conditioning in the living room/kitchen of the main house and in the bedroom of the guest house.

### **Outdoor space?**

The house has a beautiful flowery garden of approximately 200 m<sup>2</sup>. In addition to the garden area there are plenty of places to sit outside and enjoy the view.

### **Special features?**

The house is always well maintained and therefore ready to move in; ideal for people who want to enjoy the beautiful Portuguese country life without any hassle.

### **Where is it?**

The house is located on the edge of the village of Dreia. Accessibility is good via a paved road. Only a kilometer away is a river beach in a mountain river with clear water. A larger village with amenities is Côja at 8 km with its a cozy authentic atmosphere. Most amenities are available on a small scale such as a bank, bakery, cafes, post office, grocery and hardware store etc. There is also a river beach, a campsite and various restaurants. Arganil is approximately 15 km away. In this small provincial town all important facilities are present such as restaurants, shops, supermarkets, post office, banks, doctors, schools, library and weekly market. The larger city of Coimbra is about 70 km away.

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↓ €198.000

€185.000

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### **Features**

ID: 1121Dr Built-up area (m<sup>2</sup>): 100 Plot area (m<sup>2</sup>): 394 Building zone (m<sup>2</sup>): 200 Bedrooms: 2 Bathroom: 1 WC: 1 Living room: 1 Rooms: 3 Kitchens: 1 Typology: T2 + 1 Garden: Yes Terrace: Yes Other buildings: 1 Orientation: South, West Location: Near river, Near mountains, Clear view, View on mountains, On local road, Rural



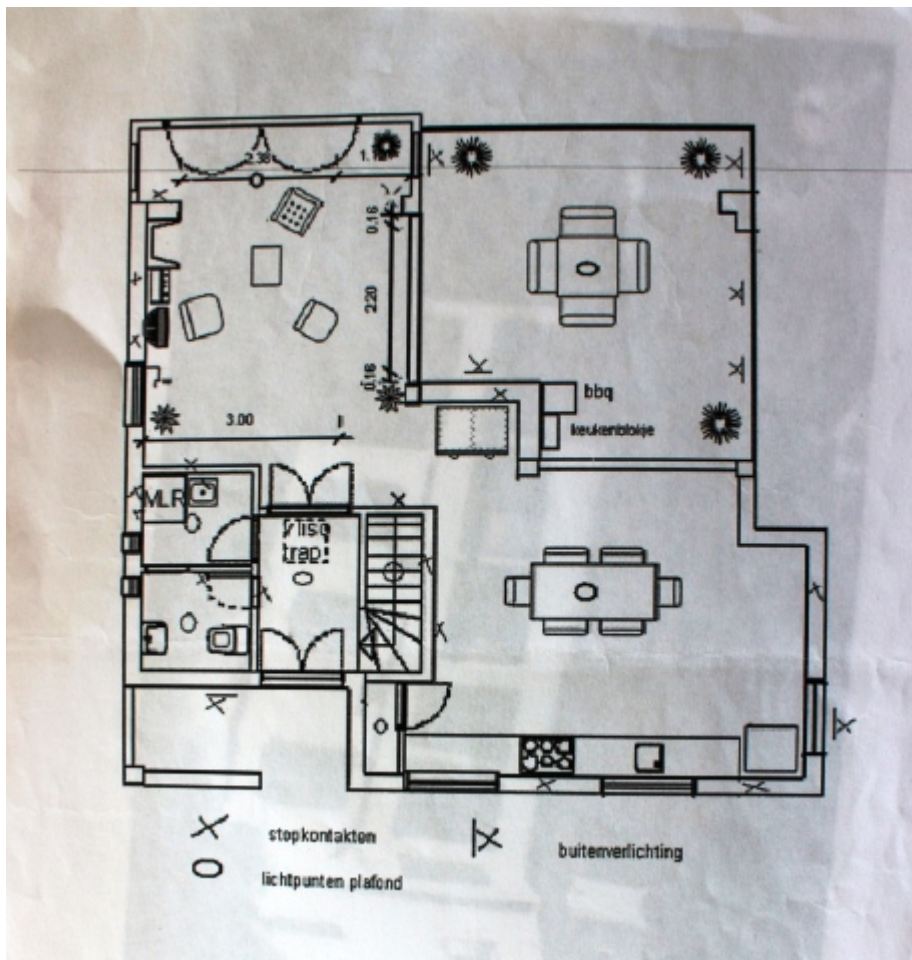
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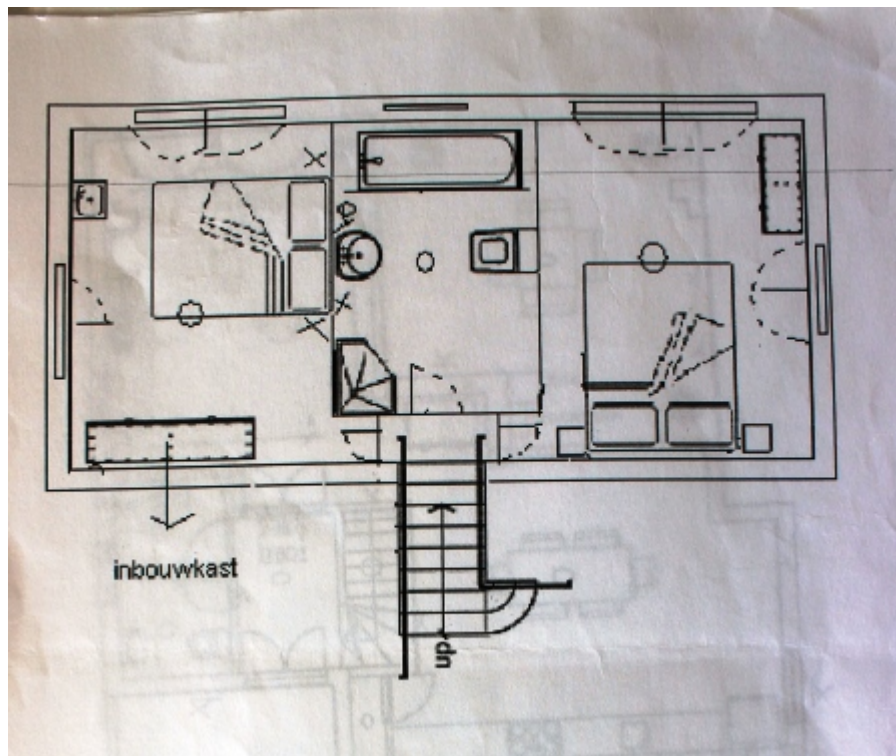


## Facilities

Water: Municipal water Energy: Electricity connection Sewer infrastructure: Septic tank

## Attachments





## Possibilities

[Residence](#)

**Location (not exact)**



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