

Quinta of 1.2 ha with house (3+1 bedrooms), swimming pool, outbuildings and many fruit trees, Meruge, Oliveira do Hospital

€420000



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What is it?

This residence is based on an old granite house and was converted and enlarged at the beginning of this century into a comfortable and spacious house, with an apartment for guests with an independent entrance. The main house consists of a ground floor with entrance hall, guest toilet, a spacious living room with open kitchen and dining area (64 m²) and a utility room. Through the living room is access to a covered terrace. On the first floor are two bedrooms with a shared bathroom and each with a balcony, and an en-suite bedroom with a private bathroom. This bedroom also has a balcony.

A spacious apartment has been realized in the original granite house, with a kitchen diner on the ground floor and a large bedroom and bathroom on the first floor.

The total living area of both residential units is 298 m².

There is also a carport with a technical room and a dog kennel with an area of 62m². And there is a swimming pool (10x5m) with an outbuilding of about 60 m² with a roofed barbecue, oven and a kitchenette. There are also a bathroom and a workshop/garage.

How are the facilities?

The house is connected to electricity but there are also 12 PV panels. Domestic water is obtained through a bore hole and two wells on the domain supply the water for irrigation. Internet is obtained through a wireless

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connection. The house was built according to the standards of the time. The new walls are insulated and the windows are double glazed. There is air conditioning for heating and the living room has a pellet fireplace. Hot water is obtained through a geyser.

Outdoor space?

The quinta has an area of approximately 1.2 ha. The ground is sloping and consists of nice flat terraces with granite walls. The driveway and paths are paved with the typical Portuguese granite pavers. The entire property is fenced/walled.

A multitude of producing fruit trees such as orange, lemon, almond, plum, apple, persimmon, fig and cherry grow on the ground. There are also 19 walnut trees, 3 almond trees and 40 olive trees. The quinta is in very good condition and well maintained.

Specifics?

With the richly filled garden, the ample amount of water and the PV panels, this quinta is almost a self-sufficient quinta. In addition, there is an impressive view of the mountains of the Serra da Estrela and the Serra de Açor.

Where is it?

The quinta is located in a beautiful spot a few hundred meters outside the village of Meruge. The accessibility is good via a paved road. It is private but not isolated. Meruge is a pleasant village between Oliveira do Hospital and Seia and has a number of shops and cafes. Oliveira do Hospital is 8 km away and Seia is about 10 km away. These are small towns where all the main amenities are available such as restaurants, shops, supermarkets, post office, banks, medical practice, schools, library, small hospital and weekly market. The ski area in the Serra da Estrela is about 40 minutes' drive. The larger cities of Coimbra and Guarda are about 75 km away.

Features

ID: 1034Me Built-up area (m²): 299 Plot area (m²): 12250 Building zone (m²): 394 Bedrooms: 4 Bathroom: 3 WC: 1 Living room: 1 Rooms: 4 Kitchens: 2 Internal storage: 1 Balcony: 3 Garage: 1 Carport: 1 Typology: T3 + 1 Garden: Yes Terrace: Yes Storage/ Shed: Yes Swimming pool: Yes Airconditioning: Yes Fireplace: Yes Orientation: East, South Location: Near habitation, View on mountains Energy label:



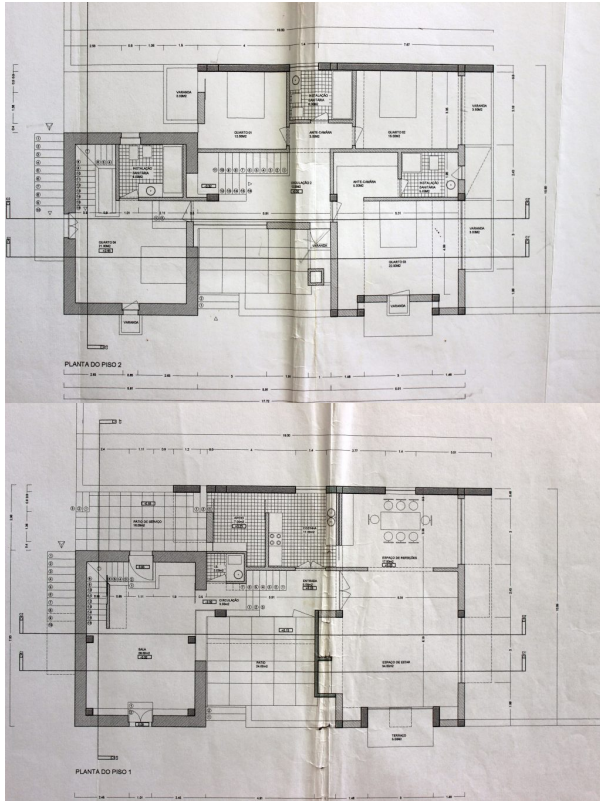
Facilities

Water: Well, Borehole Energy: Electricity connection, Solar panels

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Attachments



Location (not exact)

Meruge, Portugal

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