

## Quinta with 2-hectare and charming house, Vila Nova de Oliveirinha, Tábua















































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### What is that?

It is a farm of about 22,000 m<sup>2</sup> with a beautiful and charming two-story house, in granite stone, located in an idyllic location near Vila Nova de Oliveirinha. This farm is situated in a valley, surrounded by forest, with beautiful panoramic views of Serra da Estrela and Serra do Açor.

The house was rebuilt by the current owners who sought to preserve the originality and design of this type of stone house, taking care in the choice of materials used, while seeking to meet modern standards of comfort. The house's ground floor consists of an entrance hall, fully equipped kitchen (stove, extractor fan, oven, microwave and refrigerator), spacious living room with plenty of natural light and views of nature, laundry room, two bedrooms and a bathroom. From the living room you have access to a terrace with a wooden deck, facing south, with a garden and a small lake with a beautiful view of the property and the Serra do Açor. From the living room you also have access to a patio facing east with a beautiful view, ideal for hot summer days and an outdoor area with a wooden deck with sofas and a dining area, ideal for entertaining friends and family. The lower floor is two large bedrooms that could easily be transformed into two more living areas. The property also has three large wooden deck platforms (one of which has a 20-foot yurt), with walkways connecting them. The current owner uses this area of the property as a set of venues for a variety of courses, workshops and non-residential events including concerts, performances, etc. The yurt is currently used as a therapeutic treatment room. Near the yurt and platforms there is a small kitchen, two bathrooms and large stones.

The house received new wiring, 2 wood stoves were installed, a new bathroom was added and the attic was double insulated. These updates were made after the 2019 energy certificate, so the certification would now be much higher than E.

### Facilities

This house offers comfort in every aspect. It has double insulation on the roof and plate. It has 2 wood stoves, solar panels for electricity and fiber internet.

The property has its own borehole to supply water to the house. There are also three wells and several mines that provide plenty of water for the 2.2 hectares of land.

### Outside space

The house is located on a plot of approximately 2.2 hectares facing south and west. Most of the land is fertile with several flat areas and some trees. Next to the house is a swimming pool/tank measuring 9m x 4.5m wide and 1.8m to 2.10m high.

The house is located in a vast leisure area where you can enjoy the hot summer days and the view of Serra da Estrela, providing an enchanting natural setting.

There is covered parking for two cars and a large garage in the garden. The land has many cork oaks, olive trees and fruit trees such as orange trees, lemon trees, apple trees, apricot trees, peach trees, etc.

### Specifics

The combination of a beautiful view and the richness of this farm makes this property a little paradise. Other



positive points are the possibility of creating two more housing areas and the land being suitable for agriculture.

### Location

The property is located in the village of Vila Nova de Oliveirinha. Accessibility is good via a paved road, with the last 150 meters on a dirt road. The Vila Nova de Oliveirinha Fire Department is close to the property, as is the Olive Oil Museum. The village has several cafes, a restaurant, a pharmacy and a post office. In Tábua, about 13km away, and Oliveira do Hospital about 5km away, you will find all essential services, such as shops, hospitals, health services, banks, schools, supermarkets, restaurants, bars, cafes, hotels, cinemas, libraries, river beaches and weekly markets. In the area there are trails, trails, a nearby river beach and the famous Trilho dos Gaios walkways. Coimbra is located 70kms away.

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€339.000

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### Features

ID: 1148Co Built-up area (m<sup>2</sup>): 115 Plot area (m<sup>2</sup>): 21385 Building zone (m<sup>2</sup>): 163 Bedrooms: 2 Bathroom: 3 Living room: 1 Kitchens: 2 Garage: 1 Carport: 1 Typology: T2 Garden: Yes Terrace: Yes Patio: Yes Other buildings: 1 Swimming pool: Yes Location: Clear view, View on mountains, Rural environment Energy label:





## Facilities

Water: Well, Borehole, Mine Energy: Solar panels

## Attachments

## Possibilities

[Quinta](#), [Residence](#)

## Location (not exact)

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