



## 5 bedroom farmhouse plus 2 bedroom flat in Tabua



### Property Details

**Reference:** 517/25  
**Business Type:** For Sale  
**Bedrooms:** 6

**Construction Area:** 599  
**Plot size:** 9177  
**Location:** Tábua  
**Energy Rating:** D

### Features

Air Conditioning  
New Loft Insulation  
Parking  
Exterior Lighting  
2 swimming pools  
Playground  
Flat Plot  
Easy road access  
Large ruin for renovation

### Description

This is a fantastic opportunity to purchase the complete dream lifestyle in this beautiful area of Central Portugal. Currently operating as a successful holiday rental and family home, this fully fenced plot comprises a traditional granite farmhouse with five double bedrooms, an apartment with two double bedrooms, two large pools, one in ground and one above ground, both solar heated, a large barn converted to an outside kitchen/dining area, a children's playground and a yurt on it's own plot with a lawned area and woodland.

Other attractions are an orchard, a large vegetable plot, a separate area for chickens, a woodshed and the original huge stone bread oven, mature flower gardens, a beautiful fountain with a seating area, many fruit, olive and nut trees, a well for free water irrigation and a large beautiful ruin suitable for conversion to create a further spacious 2 bedroom house. There are three different lockable entrances and driveways for vehicles so that each area of accommodation has adequate private parking.

The ground floor of the main house consists of a large garage with glass brick windows and an automatic door, a laundry room with a linen cupboard, fitted units with a sink and plumbing for washing machines and there is also a wc and wash hand basin. The boiler for the main house is located here. A good sized workshop houses the boiler for the apartment.

There are internal stairs from the garage up to the far end of the house. The exterior steps lead up to the original main entrance to the house which has a new door and into the tiled entrance hall and main living area. There are two further storage cupboards underneath the exterior steps.

The main house has mountain views either side of the Serra de Estrella or Serra do Acor. It comprises 5 bedrooms, 2 shower rooms (1 ensuite), a large living/dining room and a separate kitchen. A long corridor gives access to the kitchen, a family bathroom, three double bedrooms and a storage cupboard.

The large master bedroom has built-in wardrobes, an aircon unit and a spacious fully tiled ensuite shower room with a large shower, a sink with a vanity unit, a wc, wall heater and a linen cupboard.

Double wooden doors lead into the kitchen which has a terracotta tiled floor, wooden base and wall units, a double stainless steel sink, electric and gas hobs, and a built-in electric oven and microwave. A central Island doubles as a breakfast bar and there is also a stunning feature, a traditional Fagoa (a wood burning cooker). A door with external stairs leads from the back of the house to the courtyard.

Off the hall before the bathroom there is a storage space ideal for coats, shoes etc.

The good sized family bathroom has a shower, a sink with a vanity unit, a bidet, a wc and an aircon unit.

Bedrooms two and three are both comfortable double or twin rooms, one has built in storage.

Double wooden doors lead into the huge lounge/dining room which is a truly beautiful space with partial wood panelling, wooden ceiling beams and dual aspect windows. There is an attractive brick hearth with a very effective modern woodburner and an aircon unit.

Bedrooms four and five are off the lounge, bedroom four is spacious and bright with two windows, this is currently being used as an office. Bedroom five has

double wooden doors and a balcony with views over the mature flower gardens.

There is air conditioning throughout as listed. The house has all of the original renovated wooden doors and internal shutters with metal exterior shutters helping to keep the house cool in summer and warm in winter.

To the front of the house is the large inground pool (9m x 5m) with terraces and a shaded seating/dining area and stone bbq. This is surrounded by mature flower gardens with several fruit and olive trees, a fountain with seating area, a stunning wisteria tunnel and a very attractive large ruin which is just waiting to be lovingly restored into another two bedroom house.

The apartment is adjacent to the pool but feels very private. It has lovely feature stone walls and a large open plan kitchen/dining/living area with a pellet burner and air conditioning. There are 2 spacious double bedrooms and a shower room.

To the rear of the house is a courtyard with a selection of fruit trees and the converted barn/tractor shed. Here we have a fully equipped outdoor kitchen and seating/dining area. From the courtyard there is access to the chicken house, the



**CHAVETEJO**  
IMOBILIÁRIA

orchard, the vegetable garden, and the areas where the owners cut and store their wood. A gate leads to the private children's playground which also has a petanque court to keep the adults entertained and is available to all of the guests.

The spacious yurt in its own large fenced plot sleeps four, with electricity and space for a double and 2 single beds. It has private use of the above ground pool which is enclosed and has a surrounding terrace and a shaded seating/dining/bbq area. There is another fitted outdoor kitchen in this space.

There is also a small forest and a large grassy area where children can currently use the small quad bikes which are available.

This fabulous property is in a peaceful location yet only five minutes from the town of Tabua which has everything required for day to day living. The IC6 with access to many surrounding towns is a 2 minute drive but you cannot hear this road from the property.

There are many lovely restaurants & cafes in the area as well as several river beaches and places of interest.

All equipment required to continue as a holiday rental business is available at a fair price by separate negotiation including furniture, crockery, cutlery, bed linen, pool furniture, toys, games, playground equipment, 2 children's quad bikes and everything necessary to maintain the pool and grounds.

Equally this could be snapped up as the most idyllic large family home.