



## A fully renovated two-storey house set on one hectare of land in the Dornes area, near the Castelo do Bode Dam



### Property Details

<b>Reference:</b>	509/26	<b>Plot size:</b>	10.100
<b>Business Type:</b>	For Sale	<b>Location:</b>	Ferreira do Zêzere
<b>Bedrooms:</b>	4	<b>Energy Rating:</b>	A
<b>Bathrooms:</b>	2		

### Features

Electric panel heaters

Underfloor heating and a large log burner

The property includes approximately 10,100 m<sup>2</sup> of land, consisting of grassland and woodland.

An old Adega (wine cellar) ruin near the house, still containing the original grape press bath, offering an interesting renovation opportunity

Two additional storage rooms

### Description

The house is arranged over two floors, with the upper floor at road level and the lower floor accessible from the garden or via an internal staircase.

Each floor has an approximate area of 62 m<sup>2</sup>, plus an additional mezzanine space and a 20 m<sup>2</sup> storage/workshop room on the lower floor, giving a total usable floor area of approximately 160 m<sup>2</sup>.

#### Upper Floor

The upper floor features a large kitchen-diner (22.7 m<sup>2</sup>) with a good range of fitted cupboards and drawers. The kitchen includes an integrated electric oven, gas hob, microwave, and dishwasher. The room has a vaulted ceiling, a large solar-filmed window area, and double doors opening onto a spacious patio.

Also on this floor:

Bedroom: 6.2 m<sup>2</sup>

Shower room: 2.8 m<sup>2</sup> with WC and basin

Large lounge: 22 m<sup>2</sup> with a vaulted ceiling

Above the bedroom, shower room, and staircase is a mezzanine floor (16 m<sup>2</sup>). The lounge enjoys windows on three sides and double-glazed doors opening onto a balcony.

Lower Floor

The internal staircase leads to a spacious hall with storage space.

On this floor there are:

Two additional bedrooms

o Large bedroom: 15.25 m<sup>2</sup>

o Second bedroom: 8.9 m<sup>2</sup>, suitable for a double bed and with a stable-style door with window to the outside

Kitchenette (6.4 m<sup>2</sup>) with integrated sink, fridge, dishwasher, and microwave ideal for visiting friends or family

Shower room: 5 m<sup>2</sup>

Laundry room: 3.7 m<sup>2</sup> with storage units, washing machine, tumble dryer, and solar hot water system

This room was designed to allow future access to the 20 m<sup>2</sup> storage/workshop area beneath the patio, which could potentially be converted into an additional bedroom if required.

Heating and Windows

Lower floor: electric panel heaters

Upper floor: underfloor heating and a large log burner

Windows: double-glazed aluminium units with internal shutters and external fly screens

Outside

The patio has space for a large retractable sun awning and is screened from the road for privacy.

There is paved off-road parking and vehicle access to the land alongside and behind the house.

Land

The property includes approximately 10,100 m<sup>2</sup> of land, consisting of grassland and woodland.

Trees on the property include:

Approximately 12 olive trees

Cork oaks

Pine and eucalyptus

Several fig trees and an apple tree

Additional Features

The land also includes:

A traditional threshing circle with vehicle access

Two additional storage rooms

An old Adega (wine cellar) ruin near the house, still containing the original grape press bath, offering an interesting renovation opportunity

A stream runs through the land and has never dried up, and there is also a water mine, which has not yet been explored.

Utilities

Fossa (septic system)



**CHAVETEJO**  
IMOBILIÁRIA

Mains water

Electricity

Broadband available near the house

The property combines a desirable location near Dornes, a high-quality renovation, and a generous house and land size. Viewing is highly recommended to fully appreciate everything this property has to offer.