



## Countryside Luxury home with independent workshops, very private, stunning all round views near Ansião



### Property Details

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<b>Reference:</b>	529/25	<b>Construction Area:</b>	223
<b>Business Type:</b>	For Sale	<b>Plot size:</b>	6476
<b>Bedrooms:</b>	5	<b>Location:</b>	Ansião
<b>Bathrooms:</b>	2	<b>Energy Rating:</b>	A+
<b>Garage:</b>	Yes		

### Features

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Main house rated A+ Energy certification

Connected to mains electric

Connected to mains water

Modern soak away septic tank

### Description

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Ground floor accommodation:

Spacious main entrance hallway.

Stylish open plan lounge & kitchen, flooded by natural light, coming through the large double-glazed patio doors and windows, facing the property garden and stunning views.

1 Bedroom/currently used as Gym with double-glazed window facing garden views.

Bathroom with shower enclosure.

Fan ventilated utility laundry room with independent outside access, also housing the house underfloor heating/cooling



equipment.

**1st Floor accommodation and workspace:**

Spacious staircase landing, with access to the west facing balcony, where one can watch amazing undisturbed sunset views, with indoor seating area to enjoy the views comfortably in the winter.

2 large en-suite bedrooms, one with bathtub the other with shower enclosure and walk-through closet.

1 large workshop (could be a 4th bedroom) currently used to manufacture large textile covers/quilts.

**Main house technical specifications:**

Fully insulated and fan-ventilated.

Safety doors on main entrance and utility.

Thermostatically zone-controlled, underfloor heating/cooling via heat-pump, also fed by electrical photovoltaic solar panels.

300lt hot water cylinder with solar thermal panels and electric resistance.

Fully equipped kitchen with quality double oven, dishwasher, induction hob, double sink, built-in fridge freezer, stylish smoke extractor.

Stylish wood burner in the lounge.

**1st workshop with independent access next to the parking area:**

Large office room currently housing 2 large computer desks.

Electrically operated sun shutters.

Fully insulated and fan-ventilated.

Heating and cooling air-con unit.

Large insulated and ventilated storage room with safety door, on the back of the workshop.

Tiled flooring throughout.

**2nd workshop double-floor building also with independent access:**

Double aspect window on first floor as per photos, currently housing two large workbenches with plenty space to spare.

Heating and cooling air-con unit on first floor.

Ground floor workspace is the same size as above but no windows and it's accessed on the side with safety door.

Currently is used as wood workshop and bike repair área.

Fully insulated and fan-ventilated.

Tiled flooring throughout.

**Outside space:**

Within the footprint of the property, there's another stone ruin, suitable for further development if required.

The original farmers stone thrashing circles were maintained as well as the various terraces and footpaths.

The property has a walled and fenced front garden courtyard with raised beds for decorative flowers and plants (just being worked on).

There are two large rainwater collector tanks from the house and annex roofs, perfect for irrigation.

There's a larger gate next to the second workshop, suitable to let a tractor in.



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There are various established olive trees as well as selected fruit trees.

There's a modern covered parking area suitable to be extended if required.

**Location:**

The property is situated in a protected area; no more new buildings will be permitted around it, surrounded by stunning nature views and walk trails, perfect for hiking.

All modern amenities are found in the town of Ansião at 6.5km distance; the coast is at approximately a 60-minute drive distance.

Coimbra hospital is at a 45-minute drive distance.

Airports Lisbon and Porto are at a 90 to 100-minute drive distance.