



Stone villa T3+1 with local accommodation next to the Castelo do Bode Reservoir



Property Details

Reference: 520/26
Business Type: For Sale
Bedrooms: 4
Bathrooms: 3
Garage: No

Construction Area: 262.68
Plot size: 977
Location: Abrantes
Energy Rating: C

Features

Villa is equipped with double-glazed windows, hydraulic underfloor heating, a heat pump, and solar panels, ensuring exceptional energy efficiency and year-round comfort.

Blend between the rustic of the stone walls and wood beams in contrast with the modern of an open kitchen/ lounge. Garden with different fruit trees offers a tranquil sanctuary, inviting relaxation and a seamless connection with nature.

Close by of one of the most well know river beaches in Castelo do Bode - Aldeia do Mato

Valid AL license to increase the potential of the property to make the most of it.

Description

Exquisite stone villa arranged over two floors, offering breathtaking, uninterrupted views across the serene waters of the Castelo do Bode Reservoir.

The upper level unveils a magnificent open-plan living space, where the lounge and fully equipped kitchen blend effortlessly into one another. Soaring ceilings adorned with exposed wooden beams create an atmosphere of understated elegance and timeless character, bathed in natural light. This floor also features a stylish guest bathroom, along with a balcony and expansive terrace—perfect for alfresco dining, sunset moments, or discreet parking.



On the lower level, an elegant entrance hall leads to two well-appointed bedrooms, one of which benefits from access to an additional versatile interior room, ideal as a dressing area, office, or private retreat. A contemporary bathroom with a walk-in shower completes this space. Additionally, this floor hosts a beautifully designed independent living area, fully furnished and equipped, ideal for hosting guests or generating premium rental income. It comprises two interconnected bedrooms, a modern bathroom, and a sophisticated open-plan living and kitchen area, all with direct access to the landscaped garden.

Designed with comfort and sustainability in mind, the villa is fitted with double-glazed windows, hydraulic underfloor heating, a heat pump, and solar panels, ensuring exceptional energy efficiency and year-round comfort.

Outdoors, a charming garden dotted with fruit trees offers a tranquil sanctuary, inviting relaxation and a seamless connection with nature.

Ideally located just moments from one of the region's most picturesque river beaches, the property enjoys privileged and direct access to the water—perfect for boating, swimming, and leisurely days by the reservoir.

With Abrantes just 17 minutes away, Tomar approximately 22 minutes, and Lisbon International Airport within 1 hour and 30 minutes, this remarkable villa presents a rare opportunity—whether as an exclusive primary residence, a refined holiday escape, or a high-end investment with strong income potential.