



## SUN-SOAKED MODERNISED 3-BEDROOM STONE ESTATE HOUSE WITH ALMOST 3 HECTARES OF LAND



### Property Details

<b>Reference:</b>	532/26	<b>Construction Area:</b>	295
<b>Business Type:</b>	For Sale	<b>Plot size:</b>	29800
<b>Bedrooms:</b>	4	<b>Location:</b>	Ferreira do Zêzere
<b>Bathrooms:</b>	2	<b>Energy Rating:</b>	F
<b>Garage:</b>	Yes		

### Features

3 Bedrooms

2 Bathrooms

Beautifully modernised traditional stone house

Almost 3 hectares of land

Private terrace with countryside views

Independent two-storey outbuilding

Large private parking area and covered carport

Pellet burner heating

Outdoor bar and pizza oven area



Private courtyard and seating spaces

Hobby room / potting shed

Private well for irrigation

Fantastic countryside location in Chãos, Ferreira do Zêzere

## Description

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Welcome to a home where timeless character meets effortless modern living.

Set back in a peaceful, sun-drenched location, this grand two-storey stone property offers the best of both worlds. You get the privacy and tranquillity of a true country retreat while still enjoying the comfort of having friendly neighbours nearby, ensuring you never feel truly isolated. The house itself has been beautifully modernised, blending traditional stone charm with the sleek, high-end features today's lifestyle demands.

Arriving at the property, you're greeted by a large private parking area with plenty of space for multiple vehicles, including a covered carport for extra protection. From here, a secure, child-safe gate leads you directly into your own private garden sanctuary.

You'll likely find yourself entering the home through the bright, airy kitchen — the true hub of the house. With its breakfast bar and double-aspect windows, it's a wonderful, light-filled space with views stretching over the garden towards the cork tree forest. The kitchen is fully equipped with an induction hob, electric oven, and an abundance of storage to keep everything organised. Just outside the kitchen is the bar area and pizza oven, making it perfect for entertaining.

Moving from the kitchen, you enter the main living areas, which have been completely transformed with brand-new, high-quality wooden flooring throughout. The dining area is an inviting space for hosting and features glass doors that open directly onto a quiet, private seating area. This space also includes a dedicated hobby room or potting shed — a perfect little nook for gardening enthusiasts or creative projects.

From here, you step out into a large, airy courtyard. Currently used as a beautiful relaxation zone, it is a blank canvas that could easily adapt to whatever lifestyle suits you best. Tucked discreetly to the side of the dining area is a practical laundry space and a convenient downstairs bathroom featuring a walk-in shower.

The living room is a real highlight — a spacious, open area that feels both grand and welcoming. Large windows and double doors flood the room with natural light, allowing the beautiful wooden floors to truly shine. A pellet burner sits in the corner, providing cosy warmth that radiates throughout the entire home. With pre-installation for air conditioning already in place, the space remains comfortable all year round.

Upstairs, the home retains its soul with beautifully restored original wooden flooring that has been thoughtfully modernised to blend seamlessly with the rest of the house. To the right, you'll find the master bedroom, which feels like a private retreat. It features built-in storage and shares a convenient Jack-and-Jill bathroom. The showstopper, however, is the private roof terrace. With stunning 180-degree countryside views, it's the perfect spot for a morning coffee at sunrise or relaxing in the Jacuzzi beneath the stars.



Down the hallway are two additional bedrooms: one generous double room filled with natural light, and a charming single bedroom that also benefits from double-aspect windows and sweeping countryside views. For added flexibility, a door at the end of the hall provides access to an exterior stone staircase, offering independent access to the first floor. Beyond the main house, the property offers a substantial independent two-storey outbuilding with incredible potential. The building is already equipped with both water and electricity. Currently, the ground floor serves as a generous garage space, accessed via a secure electric up-and-over door. To the rear, a separate single door opens directly onto a charming stone circle — a unique and peaceful feature that provides a beautiful backdrop to this part of the grounds. The first floor is currently used for storage but offers a perfect blank canvas for anyone looking to create a home office, artist's studio, guest annex, or additional living space.

In addition to the home itself, the property extends across almost 3 hectares of land, offering an exceptional sense of space and freedom. The majority of the land remains in its natural state, requiring very little maintenance while preserving the beauty and character of the surrounding landscape. For those seeking a more rural lifestyle, the land offers fantastic potential for keeping animals such as horses or creating your own private countryside retreat. The property also benefits from a private well, providing a practical and valuable water source that can be used for irrigation, making it ideal for gardening, landscaping projects, or supporting future agricultural or lifestyle plans. Location is another key part of what makes this property so special. Situated in Chãos, within the municipality of Ferreira do Zêzere, the home enjoys a peaceful countryside setting while still benefiting from a fantastic location in the heart of Central Portugal. The area is known for its authentic rural charm, welcoming atmosphere, and beautiful natural surroundings.

Ferreira do Zêzere offers an excellent quality of life, with access to beautiful walking trails, traditional villages, cafés, restaurants, and local amenities. Nearby, you'll find the famous Castelo do Bode lake and Lago Azul area, ideal for swimming, boating, kayaking, paddleboarding, and enjoying the outdoors.

The historic village of Dornes, one of the region's most picturesque and visited destinations, is also within easy reach. Its central location provides excellent accessibility, making this property equally suited as a permanent family home or holiday retreat.

Ultimately, this property offers a practical and comfortable way of life. It successfully balances the privacy of a countryside setting with convenience, while combining traditional stone character with modern living and exceptional outdoor space.

Marketed by Chavetejo Estate Agents

If you would like to experience everything this unique property has to offer, we would be delighted to arrange a viewing. Please do not hesitate to get in touch — we look forward to showing you around and helping you discover whether this could be your perfect next home.