Santa Bárbara de Nexe - Farmhouse

B CLASSE ENERGÉTICA
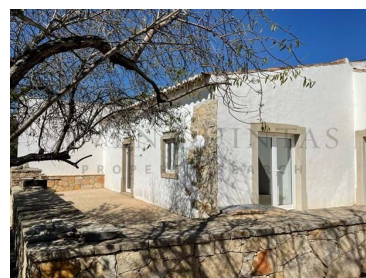
🛏 **2**	🛁 **2**	🏠 **146**	👥 **1386**	**N/A**
Bedrooms	Bathrooms	Area (m²)	Land Area (m²)	(EUR €)

SOLD - 2 Bedroom Farmhouse , Quinta-style, with a Fully Walled-In Plot in Santa Bárbara de Nexe

SOLD-This restored farmhouse on a south-facing plot, enjoys a wonderful countryside location between Santa Bárbara de Nexe and São Brás de Alportel. The original ruin has been lovingly restored by its owner, making use of the original stone walls and traditional materials, such as hammered stone and terracotta tiles for the floors, wooden ceilings and beautiful old stone masonry around all windows and doors.

The house has a very practical layout, developing over one level. The living room, kitchen and one bathroom are located in the renovated ruin and feature high wooden-beamed ceilings. Two further bedrooms, sharing a large bathroom, are housed in the newly-built extension, with a roof terrace. There is also a separate laundry/utility/storage room. The house is well insulated, has many built-in

wardrobes, and has been fitted with new windows with double glazing. The living room has been fitted with a wood burner, which heats the whole house in the winter.

With easy access, the house has mains water, mains electricity and mains sewage. There is a separate gate for the car with a cobbled driveway leading to the carport. A smaller gate for visitors is located near the main entrance.

The garden has a vegetable patch and some fruit trees. There is enough space to build a swimming pool, subject to planning permission, but the owner has already obtained a verbal okay from the local council.

A truly special property with authentic Portuguese style and lovely atmosphere.

Property Features

- Hydrotherapy Bath
- Fireplace
- Fitted wardrobes
- Double glazing
- Drive way
- Mature Garden
- Built year: 2013
- Energetic certification: B
- Solar orientation: South
- Walled land area

- Kitchen
- Closed fireplace
- Solar system
- Parking space
- Garden
- Fenced plot
- Mains water
- Quiet Location
- Electric network

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