



## listing



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 23,244.39

### Τοποθεσία

Χώρα:	Portugal
Νομός/Περιοχή/Επαρχία:	Leiria
Πόλη:	Castanheira de Pera
Δημοσιεύθηκε:	22/02/2026

#### Περιγραφή:

1-bedroom house with 120m<sup>2</sup> and 30m<sup>2</sup> patio.

Excellent opportunity for reconstruction in Castanheira de Pera.

We present this 1-bedroom house with 120m<sup>2</sup> of gross area and 30m<sup>2</sup> patio, located in Sarzedas de São Pedro, just 6 minutes from the centre of the village of Castanheira de Pera. An excellent opportunity for investment or owner-occupancy, with strong potential for appreciation and personalisation.

Although the house needs reconstruction work, it has a promising margin for appreciation in its original features, allowing you to create a modern space while preserving historical and traditional elements.

The property stands out for its traditional character and significant potential for renovation.

On the ground floor, at the entrance, we find the remains of an old wine press, an element of historical value that could be restored as a unique decorative piece. It also has a large room for wine and agricultural storage, with generous areas and multiple possibilities for use.

In the living area, the property has:

- A compartment with the potential for creating a bathroom;
- Kitchen with traditional fireplace, ideal for conversion into an open-plan kitchen and living room;
- Existing concrete flooring in the kitchen and on a comfortable veranda, significantly reducing the need



for structural work in these areas;

- A good-sized bedroom, with the possibility of enlarging or reorganising the space, allowing for the creation of a second bedroom.

Outside, the 30m<sup>2</sup> patio offers the opportunity to create a private and personalised space, ideal for a leisure area, garden or social area.

A property with identity, history and enormous potential for appreciation, perfect for those looking for a renovation project in a quiet area, close to nature and with good access to the town centre.

The location also benefits from its proximity to Castanheira de Pera, known for its largest river beach with artificial waves on the Iberian Peninsula, as well as a wide range of essential services, including a health centre, pharmacy, supermarkets, banks, restaurants, pastry shops, GNR police station, post office, local shops and a regional market every Saturday, ensuring safety, comfort and quality of life on a daily basis.

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## Κοινά

Κρεβατοκάμαρες:	1
Τελειωμένα τετραγωνικά πόδια:	120 τ.μ
Μέγεθος αυλής:	30 τ.μ

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/ZAZY-T105319/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T105319/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 788116

