



## Detached house for sale - Farminhao, Viseu



### Στοιχεία μεσίτη

|                  |                |
|------------------|----------------|
| Όνομα:           | Beverywhere    |
| Όνομα εταιρείας: |                |
| Χώρα:            | United Kingdom |
| Τηλέφωνο:        |                |
| Languages:       | English        |

### Στοιχεία καταχώρησης

|              |             |
|--------------|-------------|
| Ακίνητο για: | Πώληση      |
| Τιμή:        | USD 515,128 |

### Τοποθεσία

|                        |            |
|------------------------|------------|
| Χώρα:                  | Portugal   |
| Νομός/Περιοχή/Επαρχία: | Viseu      |
| Δημοσιεύθηκε:          | 15/09/2026 |

#### Περιγραφή:

Excellent 4/5-bedroom villa, ideally located 5 minutes from the beautiful Montebelo golf course in Farminhao and just 15 minutes from the city of Viseu (consistently ranked and awarded as the best city to live in Portugal).

The rooms all have beautiful high ceilings which are finished with classic style moldings. There are metal shutters fitted to the double glazed windows in event it gets too bright on sunny days. There are silent wood effect contemporary ceiling fans in 2 primary bedrooms and in the living areas for additional comfort.

The kitchen is equipped with double sink, dishwasher, oven and hob with Wok burner. An American style fridge with freezer drawers compliments the solid granite worktops and Farrow & Ball 'French Grey' eggshell finish of the units. There is a laundry area in the large 200m2 garage (suitable for 3 vehicles). Fast fibre internet is available via NOS or MEO. The external gate access to the property is electric - with separate walkway access. Deliveries via Amazon Spain, CTT, DPD and other couriers are directly to the property without issue.

The property benefits from a large but manageable plot of flat land at the front with newly planted fruit trees (Orange, Lemon, Avocado, Pomegranate, Pear and Apple). There are also 2 mature Olive trees and a Peach tree. At the rear, an agricultural plot of 980 M2 has an additional log storage area, Portuguese strawberry trees (Medronho fruit) and Bay tree. There is ample water from a well for irrigation which can also be switched easily to supply the whole house (in event of an emergency).

There is a balcony solar system installed to offset daily power consumption (Electricity provided via



Portugal's primary electric utility company 'EDP'). Hot water is supplied via a gas boiler (which also provides gas to the kitchen hob). There are 3 x machine rooms to the side of the property for gas, oil and central heating generator.

Nearby there is access to a lovely walking/cycle path in Farminhao which links Viseu with Tondela and crosses pedestrian bridges, vineyards, restaurants and various beautiful scenery (where the old railway line used to be). Farminhao also has a wonderful outdoor public swimming pool for summer relaxation and an infant school within 2 minutes' drive/cycle. The closest supermarket is in the nearby town of Torredeita (approx. 5/6 mins away) where there is also a convenient Health Centre (Centro de Saude).

An exceptional Shopping Mall (Palacio do Gelo) is within 20mins drive - beyond standard retail shops and an Auchan hypermarket, the multi-floor complex includes a gym with an Olympic-sized swimming pool, a cinema, restaurants/take aways, a bowling alley, a spa and a permanent year-round ice-skating rink.

Porto Airport is 85mins away.

## LAYOUT SUMMARY

**GROUND FLOOR** - Large tiled garage with lights, power outlets and plumbing for laundry, Balcony Solar inverter

**MIDDLE FLOOR** - Primary living area with Living room, Snug, Kitchen, 3 double bedrooms (one with en-suite and one currently used as a dining room), Bathroom.

**TOP FLOOR** - Large open plan area currently used as a studio/office and a secondary living area, 1 Double bedroom, 1 Bathroom, Storage/Dressing room, 2 additional enclosed storage areas, Balcony.

Last Updated:

Κατασκευάστηκε: 2014

### **Κοινά**

Κρεβατοκάμαρες: 4

Μπάνια: 3

Τελειωμένα τετραγωνικά 500 τ.μ

πόδια:

Μέγεθος αυλής: 2966 τ.μ

### **Room details**

Total rooms: 7

### **Utility details**

Heating: Ναί

### **Building details**

Outdoor Amenities: Pool



# IMLIX

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## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX8.976.235

