



## Excellent 2 Bed Apartment For Sale In Cortes do Meio



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 150,719.96

#### Location

Pays:	Portugal
État/Région/Province:	Castelo Branco
Ville:	Cortes do Meio
Indicatif régional:	6215-135
Soumis:	05/03/2025

#### Description:

Excellent 2 Bed Apartment For Sale In Cortes do Meio Portugal

Esales Property ID: es5554500

#### Property Location

R. do Calvário 4, 6215-135

Cortes do Meio, Portugal

#### Property Details

Your Gateway to Portuguese Paradise: A Stunning, Accessible 2-Bedroom Apartment in Cortes do Meio

Imagine owning a meticulously renovated, two-bedroom apartment in the heart of Cortes do Meio, a

picturesque Portuguese village nestled on the southern edge of the Serra de Estrela National Park. Known as Portugal's 'Capital of the Natural Pools,' this charming village boasts an impressive nineteen natural pools, offering an idyllic nature getaway. Embrace acclaimed hiking trails, explore the breathtaking landscapes, and, during winter, venture to mainland Portugal's only snow field via the nearby city of Covilhã. This exceptional apartment has been thoughtfully designed with accessibility in mind, catering to people of all abilities. Wide internal doors and a specially designed bathroom make it easily navigable for wheelchair users and those with visual impairments. A paved ramp provides seamless access from the undercover carport directly into the apartment.

#### Breathtaking Views and a Tranquil Climate:

The view from your expansive, double-glazed patio window is simply stunning. Picture yourself relaxing with a book, captivated by the magnificent mountain vista before you. During the cooler months, the snow-capped peak adds a touch of magic to the scenery, yet the village itself remains snow-free, ensuring year-round access and passable roads. The average yearly daily temperatures range from a pleasant 11°C to 31°C, with an average of just seven rainy days per month, creating a comfortable and enjoyable climate.

#### A Welcoming Village with a Big Heart:

This outstanding village, with a population of 746 (2021 census), offers a warm and welcoming atmosphere. Despite its small size, Cortes do Meio provides a surprising array of amenities, including a mini-market, post office, visiting doctor, bakery, two cafes, a dressmaker, and a hairdresser. A convenient bus service connects the village to Covilhã. The true charm of Cortes do Meio lies in its strong sense of community and the genuine bonhomie of its residents. During the summer months, the town comes alive with frequent and vibrant events, showcasing the village's festive spirit. The friendly and helpful locals are always eager to welcome visitors and share their love for their home.

#### A Fully Renovated Home with Modern Amenities:

Your fully renovated home has been meticulously upgraded to a high standard, offering modern comforts and conveniences. Disability-enabled access, including wide doors and a bathroom suitable for vision or mobility-impaired individuals, ensures inclusivity and accessibility for all. New wiring and plumbing throughout the apartment provide peace of mind and ensure modern functionality. All-electric appliances in the kitchen cater to your culinary needs. Air conditioners in each bedroom and the main living space provide personalized climate control for year-round comfort. A fire alarm adds an extra layer of safety. Double-glazed tilt-and-turn windows and doors enhance energy efficiency and sound insulation. An enclosed terrace with panoramic windows creates a versatile space, perfect for enjoying stunning views regardless of the weather. Ceramic flooring adds a touch of elegance and is easy to maintain. The oak kitchen is fully equipped with an oven, hob, exhaust fan, dishwasher, refrigerator, and washing machine, all included in the sale. Custom-made internal doors and unique Turkish wall sconces in the bedrooms add distinctive design touches. TV access points provide entertainment options. External storage provides space for keeping belongings organized.

#### Privacy and Tranquility:



This property is part of a small complex of three apartments. Only one other apartment is partly on the same level, featuring a pedestrian entrance and a garden on the ground level with stairs leading to the upper apartment. The third apartment is located on the street behind and is not visible from your new apartment, ensuring privacy and tranquillity.

#### Convenient Access to Nearby Cities:

Covilhã, the nearest city, is less than 20 minutes away by car and has a population of over 46,000 (2021 census). This vibrant city offers a full range of amenities, including hospitals, medical facilities, dentists, schools, university facilities, supermarkets, a cinema, museums, and galleries. Fundão, with a population of over 26,000 (2021 census), is also nearby and boasts excellent facilities, including a popular Monday market offering a wide array of goods. Cortes do Meio, Fundão, and Covilhã are all within the municipality of Castelo Branco, which has a population of 177,952 and is only 48 minutes away, providing access to an even wider range of services.

#### A Versatile Investment: Permanent Home, Rental, or Holiday Let?

The local 'Alojamento Local' (AL) regulations allow for short-term holiday rentals, and a nearby hotel is frequently fully booked, often requiring visitors to seek accommodation in surrounding villages and cities. This apartment's infrastructure is ideally suited for obtaining an AL license, making it a potentially lucrative investment for short-term holiday lets. Its features also make it perfect for long-term rentals or as a permanent residence, offering a flexible investment opportunity.

#### ABOUT THE AREA

Cortes do Meio, a charming village nestled in the heart of Portugal, is a hidden gem located on the southern edge of the Serra da Estrela Natural Park. Known as the 'Capital of the Natural Pools,' this picturesque village boasts an impressive nineteen natural swimming holes carved into the granite landscape, offering a unique and refreshing experience for visitors. Surrounded by breathtaking mountain scenery, lush forests, and crystal-clear streams, Cortes do Meio provides an idyllic escape for nature lovers and those seeking tranquility. The village's traditional stone houses, narrow winding streets, and welcoming atmosphere contribute to its authentic Portuguese charm.

Despite its small size, Cortes do Meio offers a surprising range of amenities and services. Visitors can find a mini-market for everyday essentials, a post office for convenient services, and a visiting doctor for healthcare needs. The local bakery offers a 6 day per week delivery service. The village also boasts a dressmaker and a hairdresser, catering to residents' needs. The friendly and welcoming locals create a warm and inviting atmosphere, making visitors feel at home.

Cortes do Meio is a haven for outdoor enthusiasts, with numerous hiking trails winding through the Serra da Estrela Natural Park. These trails offer stunning views of the surrounding mountains and valleys, allowing visitors to immerse themselves in the natural beauty of the region. During the winter months, the nearby Serra da Estrela mountain range offers opportunities for skiing and snowboarding, making Cortes do Meio a year-round destination. The village also hosts various festivals and events throughout the year,



showcasing local traditions and culture.

While Cortes do Meio itself does not have an airport, the nearest airport is:

\* Francisco Sá Carneiro Airport (OPO) near Porto: This is the most common and convenient airport for reaching the Serra da Estrela region. From Porto airport, you can rent a car and drive to Cortes do Meio (approximately a 2-3 hour drive), or take a combination of train and bus to a nearby town like Covilhã, and then travel to Cortes do Meio. Other, slightly further options, could include Humberto Delgado Airport. It's important to note that transportation to Cortes do Meio often involves a scenic drive through the mountains, adding to the overall travel experience.

## MAiN FEATURES:

- \* 83m2 of living space
- \* 2 Bedrooms
- \* 1 Bathrooms
- \* Stunning View
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* A great base from which to discover other fantastic areas of Portugal
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Commun

Chambres:	2
Salle de bains:	1
Pied carré fini:	83 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.687.613

