



## Apartamento T5 em Avelar de 302,00 m<sup>2</sup>



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 294,841.96

### Elhelyezkedés

Ország:	Portugal
Állam/Régió/Tartomány:	Leiria
Város:	Ansiao
Irányítószám:	3240-307
Feladta:	2025. 09. 17.

Leírás:

Excellent apartment with two habitable floors and separate entrances.

In the village known as 'Paixão', Avelar, we find this two-storey apartment with a total area of 301.67 m<sup>2</sup>. It is a unique property given its versatile space with great potential, either for your own home or to earn an income through minor adaptations to the physical space.

The first floor offers comfort and authenticity:

At the entrance, we find a wide corridor that serves as a hall, providing access to the upper floor and connecting to all the rooms in this space. On the left, we first find a practical and functional kitchen with a balcony, followed by two bedrooms with wardrobes and balcony doors, and a bathroom at the end. On the right-hand side, there is an en-suite bedroom with access to a large east-facing balcony, which is shared with a large living room with a wood-burning stove.

Also on the right-hand side, there is a beautiful staircase leading to the upper floor.

The second floor offers practicality and stunning views over the village and surrounding mountains.

At the top of the wooden stairs, we find a large multipurpose space that can be used as a living room, leisure room and open kitchen. This space connects to a large bedroom with a huge east-facing balcony. There is also a bathroom, which is not complete, and a large en-suite bedroom.



There is also a second west-facing terrace, allowing for excellent light throughout the day. These outdoor spaces offer magnificent views of the natural surroundings, ideal for leisure, outdoor dining or simply relaxing and enjoying the sunrise and sunset.

The property benefits from a privileged location in a quiet village with a hospital, restaurants, banks, nursery, schools, supermarkets and various types of shops, as well as good access to the cities of Porto and Lisbon.

The region is known for its natural beauty, historical heritage and rich gastronomy.

The village of Ansião is about 10 minutes away, a historic village that offers services, shops, schools and healthcare, as well as a rich industrial area that creates many jobs.

Another nearby village, Penela, 10 minutes away, in addition to what Ansião has to offer, also invites you to visit places such as Penela Castle, the Roman ruins of Conímbriga, the Talismã caves, the Casmilo caves, mountain villages, the Louçainha natural swimming pool and the Rabaçal cheese factory.

For nature lovers, the region is ideal for hiking, cycling and exploring trails that run through the unique landscapes of the Serra da Lousã and Serra do Espinhal.

The local cuisine is another attraction: roast kid, chanfana (a traditional stew), regional cheeses and the famous mountain honey are some of the irresistible experiences the area has to offer.

One of the great benefits of this property is its proximity to major urban centres and motorways:

- The city of Coimbra is only a 30-minute drive away, allowing quick access to one of Portugal's most emblematic cities, with its historic university, cultural heritage and cosmopolitan life;
- Via the A13 motorway, access is simple and direct to both the north and south of the country;
- The city of Lisbon is about 1h45 away, while Porto can be reached in approximately 1h30, making this property perfectly suited for those looking for a peaceful retreat, but with easy connections to the main Portuguese cities.

This property stands out for its enormous potential:

- It can be transformed into a comfortable permanent residence for those seeking quality of life in a rural environment and living in an apartment with an area similar to a house;
- It is also an excellent option for generating extra income, taking advantage of the first floor, which can easily be separated to create a two-bedroom flat;
- The two-storey layout with independent access makes it ideal for exploring the rental market, an area with growing demand in central Portugal.

Property description:

- 133.20 m<sup>2</sup> of gross private area with hall, corridor, kitchen, living room, 3 bedrooms and two bathrooms
- 168.47 m<sup>2</sup> of dependent area with open space living room, two bedrooms, kitchen space, two bathrooms, two terraces and garage

Technical features:

- Fitted kitchen



- Double-glazed windows
- Electric underfloor heating
- Two photovoltaic panels with batteries
- Video intercom
- Heat recovery unit in the living room
- LED lights
- Heat pump
- Garage with 7 kWh electric car charging point

If you are looking for a quality apartment with excellent areas, this is your opportunity to acquire it.  
#ref: 148880

## Gyakori

Hálósobák:	5
Fürdőszobák:	3
Kész négyzetméter:	302 nm

## Room details

Total rooms:	6
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## Lease terms

Date Available:

## További információ

Weboldal URL:	<a href="http://www.arkadia.com/ZAZY-T102070/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/ZAZY-T102070/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	148880
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