

## Stunning 4 Bed House For Sale In Cortegaça



### Ügynök információ

Név:	Niall Madden
Cégnév:	Esales Property Limited
Ország:	United Kingdom
Experience since:	2002
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English
Weboldal:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 229,000

### Elhelyezkedés

Ország:	Portugal
Irányítószám:	3450-036
Feladta:	2025. 11. 18.
Leírás:	

Stunning 4 Bed House For Sale In Cortegaça Portugal

Esales Property ID: es5554865

R. Principal 2, 3450-036 Cortegaça, Portugal

Historic Elegance Meets Modern Comfort: Exquisite 4-Bedroom Manor Retreat Near Luso

(Great opportunity! Selling for professional reasons.)

Location: Nestled against the serene Serra do Luso mountain range, surrounded by rolling hills and a tranquil stream, this home offers a truly restorative, picturesque setting in the heart of Portugal.

This superbly proportioned, historic 4-bedroom house is a rare gem, offering an unparalleled blend of architectural heritage, modern luxury, and expansive outdoor living. Situated on a meticulously maintained plot of approximately 1,500 square meters, this independent dwelling is perfect for those who refuse to choose between nature and convenience.

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## A Heritage Home, Rebuilt for the 21st Century

This property is far more than a simple renovation; it's a meticulous architectural reconstruction. Dating back to the era of the Third French Invasion in 1810, the original stone structure was comprehensively rebuilt under the strict supervision of architects and engineers. The entire framework now boasts reinforced concrete pillars and slabs, ensuring extreme durability and modern seismic safety, while preserving the beautiful original stone walls for an authentic, robust aesthetic.

The interior renovation maintains this balance of history and modernity. The home is finished with remarkable, aesthetic wood detailing that is non-structural, lending an immediate feeling of warmth and elegance without compromising the building's robust integrity.

- \* Total Area: A generous 250 m<sup>2</sup> gross area house set on a large 1,500 m<sup>2</sup> lot.
- \* Total Outdoor Space: Approximately 1,100 m<sup>2</sup> of carefully maintained terraced land, perfect for gardening and relaxation.
- \* Built Year: Rebuilt and finalized in 2007, guaranteeing modern standards of construction.
- \* Comfort: Features oil-fired central heating with Wi-Fi remote control for maximum winter comfort, ensuring the home is ready before you arrive.

### Spacious Interiors and Flexible Living

The house is intelligently distributed over three floors, offering ample space for both socializing and privacy, meeting the demands of modern family life or remote work.

- \* Accommodation: Four spacious and comfortable bedrooms are featured, all with convenient built-in wardrobes. The home offers a total of three bathrooms (two full bathrooms and one separate WC).
- \* Reception Rooms: Two separate living rooms provide ideal settings for entertaining guests, family gatherings, or tranquil relaxation.
- \* Dedicated Office: A quiet, dedicated office space is provided for work or study, offering the focus and tranquility professionals require.

Beyond the main residence, the property includes incredibly valuable versatile studio spaces:

- \* Renovated Stone Studio: A beautifully finished, additional versatile space ready for immediate use—perfect as a gym, artist's studio, or guesthouse.
- \* Second Studio to Renovate: A second space offering potential for customization and expansion to your exact liking, allowing you to increase the property's utility or income potential.

### Unrivalled Exterior Features and Infrastructure

The outdoor area is designed for sustainable living and effortless functionality:

- \* Investment/Customization Potential: An annex is available for renovation, with a new roof already installed, offering the potential for a small shop, an additional rental studio, or expanded accommodation.
- \* Sustainable Water Supply: The land boasts its own drinking water source, providing a reliable,

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sustainable supply of natural water.

- \* **Natural Beauty:** The terraced land includes mature fruit trees, adding beauty, shade, and functionality.
- \* **Parking & Access:** Easy access is guaranteed with parking for four vehicles, including two covered parking spaces. The property features its own private service access, guaranteeing security and privacy.
- \* **Utilities:** Peace of mind is provided by a recently cleaned triple septic tank (with a 20-year cleaning interval) and a large gas cylinder for practical and efficient gas supply.

### The Perfect Central Portuguese Base

This is a rare opportunity to own a peaceful retreat without sacrificing accessibility to culture and commerce.

- \* **Local Services:** Located just 5 minutes from the village of Mortágua, you have quick, immediate access to local shops, schools, and essential services.
- \* **Cultural Hubs:** You are centrally positioned within Portugal's rich central region, being only 30 minutes from the historic and intellectual city of Coimbra and 30 minutes from the commercial and cultural center of Viseu.

This home represents a unique blend of Portuguese history, robust modern construction, and comfortable, elegant living in a breathtaking natural landscape. It is an independent dwelling with a fantastic indoor/outdoor flow and the flexibility to accommodate any lifestyle.

Come see it and let yourself be enchanted by this piece of paradise in the heart of Portugal.

### ABOUT THE AREA

Cortegaça is a beautiful, tranquil area often associated with the natural beauty and history of central Portugal, specifically in the region near Viseu. Unlike the coastal town of the same name, this inland area offers a classic Portuguese rural experience, characterized by forested hills, granite villages, and easy access to the historical heartland. It serves as an ideal base for exploring the rich heritage of the Beiras region. Visitors are drawn to the tranquility and the slower pace of life, surrounded by landscapes perfect for hiking and cycling, with numerous trails weaving through the pine and eucalyptus forests that define the area's scenery.

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For those staying in Cortegaça near Viseu, local activities focus heavily on nature, history, and local craftsmanship. Things to do include exploring the nearby Serra da Estrela Natural Park—Portugal's highest mountain range—which offers stunning vistas, glacial valleys, and winter sports opportunities. Closer to home, the area is scattered with charming schist villages (Aldeias do Xisto), perfect for half-day excursions to see traditional architecture and local life preserved. The city of Viseu itself is a major cultural and historic center, offering sights like the Sé de Viseu cathedral, the Grão Vasco Museum, and vibrant markets, all within a short drive.

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The local gastronomy is a highlight of the Viseu region, known for its hearty and authentic Portuguese cuisine. Food in this area is centered on mountain staples and rich flavors. Must-try local dishes include Rojões à Moda do Minho (marinated fried pork), Cabrito Assado (roast goat), and the famous Vitela de Lafões (veal), often slow-cooked in a wood oven. The area is also part of the Dão wine region, celebrated for producing elegant red wines. Sampling these local vintages, often in small, family-run quintas (wine farms), is an essential part of the experience, offering a true taste of central Portuguese terroir.

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The most convenient way to reach the Cortegaça area near Viseu for international visitors is via Francisco Sá Carneiro Airport (OPO) in Porto. While Porto is not immediately adjacent, it serves as the nearest major international airport, located approximately 120 to 140 kilometers north/north-west of Viseu. The drive from Porto Airport typically takes around 1 hour and 15 minutes to 1 hour and 30 minutes, utilizing the A1 and A25 motorways, providing efficient access to this tranquil inland region of Portugal.

#### MAiN FEATURES:

- \* 250m<sup>2</sup> of living space
- \* 1500m<sup>2</sup> plot
- \* 4 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* 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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#### **Gyakori**

Hálószobák:	4
Fürdőszobák:	3
Kész négyzetméter:	250 nm
Telekméret:	1500 nm

#### **Utility details**

Heating:	Yes
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#### **Lease terms**

Date Available:	
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## Contact information

IMLIX ID: IX7.859.919

