



## listing



### 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 69,235.8 |

### Elhelyezkedés

|                        |               |
|------------------------|---------------|
| Ország:                | Portugal      |
| Állam/Régió/Tartomány: | Leiria        |
| Város:                 | Ansiao        |
| Feladta:               | 2026. 04. 25. |

Leírás:

- Charming House to Renovate with Large Plot in Avelar

Discover this unique opportunity in Avelar, in the municipality of Ansião — a magical and picturesque area in the heart of Portugal. This traditional house, dating back to 1937, offers the perfect setting to create your dream retreat or invest in a project with high appreciation potential.

- The Property

With a gross area of 72 m<sup>2</sup>, this character-filled home provides a solid foundation for a full renovation, allowing complete freedom to design and personalize the space to your taste.

Layout:

- 2 Bedrooms
- 1 Bathroom
- Dining Room
- Laundry Area
- Kitchen (not equipped)
- Land & Outdoor Space

Set on a generous plot of 1,372 m<sup>2</sup>, mostly flat and well maintained, ideal for:



Garden  
Swimming pool  
Vegetable garden or orchard  
Parking for up to 4 vehicles

Highlight: Private water well, ensuring year-round supply — a valuable asset for maintaining outdoor areas.

- Sun Exposure

North, South, and West orientation, providing excellent natural light throughout the day.

Infrastructure  
Mains water  
Sewage system  
Electricity (smart meter)  
Fiber optic internet available  
Individual heating  
- Prime Location

Located just 1.3 km from the center of Avelar, with quick access to shops, schools, supermarkets, and healthcare services (24-hour emergency care).

Distances:

28 km to Pombal  
40 km to Coimbra  
76 km to Figueira da Foz  
160 km to Porto  
175 km to Lisbon

Easy access to major roads (IC8 and A13), ensuring convenient travel across the country.

- Surroundings  
Nature and walking trails  
Close to rivers and river beaches  
Rich historical and cultural heritage  
Traditional restaurants and cafés

- Why Invest?  
Excellent appreciation potential  
Fully customizable project  
Ideal for permanent living, holiday home, or tourism investment

Schedule your visit today and discover the full potential of this property!



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Note: All areas are based on the official property registration documents.  
#ref: 883870

## Gyakori

|                    |         |
|--------------------|---------|
| Hálósobák:         | 2       |
| Fürdőszobák:       | 1       |
| Kész négyzetméter: | 72 nm   |
| Telekméret:        | 1372 nm |

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/ZAZY-T106843/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T106843/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 883870

