



## Casa T2 em Graça de 216,00 m<sup>2</sup>



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 64,366.19

### Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	Leiria
Città:	Pedrogao Grande
Cap:	3270-011
Pubblicato:	28/06/2025

#### Descrizione:

Situated in a small hamlet this stone ruin has a huge amount of potential and with some vision would make a superb family home.

Although the house has lost its roof and floors it is still possible to see what a fabulous and substantial property could be raised from its remains. As it is possible to use the barn as living space it offers a generous footprint.

The original house had two floors, with two bedrooms, kitchen, and living area. The stone walls look in good condition although as mentioned all the wood from the roof and floors was lost. This side of the property could be renovated as was or the living space could be extended into the single-storey barn with its vaulted roof. This substantial area lends itself to open-plan living and would make an incredible kitchen, dining, and living space.

The house and attached barn sit in a perfect position centrally on the plot of over 3000 sqm.

The land is all fenced and gated.

At the rear of the property is a flat area of land currently used for grazing. There are some mature fruit and olive trees here and it would make a great area for a vegetable garden and recreation space. An outbuilding at the rear of the property houses the old bread oven and this could be developed into an



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outside kitchen. There is even room for a pool.

The front garden could be beautifully landscaped with trees, plants, and shrubs, which would add to the property's curb appeal. A sweeping driveway down to the house and some seating areas underneath the already present mature trees could also be created and maybe even a lawn on the level area in front of the house. In this area of the garden is a well so watering will not be a problem.

The property is located a few minutes from Graca, in a small hamlet with just a handful of houses. Although it is fairly rural it is close enough to the IC8 to be in Pedrogao Grande or Figueiro dos Vinhos in ten minutes where in both villages you will find all the amenities needed for everyday living. Coimbra is around 35 minutes away and the airports of Lisbon and Porto are around 1 hour 45 minutes.

If you are looking to create a fabulous rural home here in Central Portugal book your visit.  
#ref: 103519

## Comune

Camere da letto:	2
Finito piedi quadrati:	216 mq
Dimensione del lotto:	3180 mq

## Room details

Total rooms:	2
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## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito:	<a href="http://www.arkadia.com/ZAZY-T100249/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/ZAZY-T100249/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	103519
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