

## listing



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 449,000

### Locatie

Aanbevolen Auto Onderdelen:	Portugal
Staat/Regio/Pronvincie:	Castelo Branco
Plaats:	Covilhã
Geplaatst:	07-02-2026
Omschrijving:	5-Story Building/House with Open Views and Huge Potential — Covilhã

I present to you a rare opportunity in the upper area of Covilhã, next to the main access road to Serra da Estrela, where tranquility, views, and proximity to the city center come together in a single property.

This is a house with a solid and well-maintained building structure, with 688 m<sup>2</sup> of gross area, distributed over 5 floors and with several independent units, ideal for those who wish to combine housing, comfort, and profitability.

On the lower floor (basement), the property has two independent 2-bedroom units: one already improved and the other unfinished, currently used as storage, but with excellent potential to be transformed into another house. In the basement, we find a large garage with a bathroom and pantry, allowing for parking, storage, or a support area.

The ground floor and first floor are occupied by a three-bedroom duplex apartment, with generous areas, plenty of natural light, and balconies with panoramic views. On the ground floor, there is a hall, kitchen, living room, pantry, office, WC, and three balconies; on the first floor, three bedrooms, a bathroom, and three more balconies. At the top, an attic with access to a panoramic terrace offers multiple possibilities for use. The surrounding patio allows for the creation of a pleasant leisure space, garden, or vegetable patch.

Designed for comfort and efficiency, the property is equipped with 8 solar panels (5 kW) for self-

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consumption and a 200 L water heater, contributing to energy savings and greater sustainability.

The location is one of its greatest assets: an elevated, quiet area with excellent sun exposure, open views of the Serra da Estrela mountain range, the city, and the Cova da Beira region, while also being close to shops, services, and access routes.

Thanks to its organization and size, this property is perfect for those seeking a primary residence with additional income, an investment for rental income, short-term rentals, or rehabilitation for future appreciation. A versatile asset with features difficult to find in the local market.

Schedule your visit now and discover everything this property has to offer — for living, investing, and enjoying.

Don't miss this opportunity — contact me!

Schedule your visit now or request more information. I am at your disposal to answer all your questions and guide the entire process with professionalism, transparency, and close support.

Contact me today and come see this property exclusively with iad Portugal!

Note: The information presented does not replace its verification and cannot be considered binding.

As an iad real estate consultant, I accompany the entire process, with support from the largest network of independent consultants in Portugal and Europe.

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### **Algemeen**

Badkamers: 3  
Afgewerkte vierkante meter: 308 m<sup>2</sup>

### **Lease terms**

Date Available:

### **Additionele informatie**

Website URL: [http://www.arkadia.com/ZAZY-T98262/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T98262/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 139567



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