



## House for restoration



### Agent Info

Name:	Aurora Gomes
Company	ComprarCasa Chaves
Name:	
Country:	Portugal
Experience	2004
since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, Portuguese
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### Listing details

Property for:	Sale
Price:	USD 103,749.29

### Location

Country:	Portugal
State/Region/Province:	Vila Real
City:	Chaves
Address:	São Pedro de Agostém
Posted:	May 22, 2025

#### Description:

We present an excellent opportunity for those looking to invest in a property with soul, history and enormous potential for appreciation, located in the picturesque city of Chaves, in the north of Portugal. This traditional villa is located in a quiet and sunny area, just a few minutes from the city center and all amenities, from supermarkets and schools to pharmacies, public services and local shops.

The property, although in need of significant rehabilitation works, represents an ideal base for a personalized restoration project, whether for own housing, holiday home or investment in the tourism sector.

Consisting of two floors, the villa has large and well-distributed rooms, allowing multiple possibilities for reorganizing interior spaces. One of the most authentic elements of this house is the traditional stone fireplace, located in the kitchen a true symbol of the vernacular architecture of Trás-os-Montes. This space, which was once the heart of family life, has everything to be restored and transformed into a cozy kitchen full of personality.

On one of the upper floors, there is a large roof terrace, with unobstructed views of the surrounding



natural landscape green hills, open skies and the fresh air characteristic of the region. This outdoor space has enormous potential to become a leisure area, ideal for outdoor dining, socializing or moments of rest at the end of the day.

If you value the charm of old houses and are looking for a project with a true soul, this is an opportunity you should not let slip away. Bring your vision and transform this villa into a unique home, in one of the most charming destinations in the north of the country. - REF: 322/M/02334

## Common

Bathrooms:	2
Finished sq. ft.:	500 sq m
Lot Size:	50 sq m

## Lease terms

Date Available:

## Contact information

IMLIX ID: 322/M/02334

