



HOLLOWAY



ESTATE AGENTS * LETTING AGENTS * RESIDENTIAL & COMMERCIAL



35 SOUTH STREET BRIDPORT DORSET DT6 3NY



www.e-holloway.co.uk

TEL: (01308) 422121

E-mail: sales@e-holloway.co.uk



CASA DO POÇO VELHA, LAGARES, CENTRAL PORTUGAL
€260,000

- * FOUR BEDROOMS ALL WITH EN-SUITE
- * LARGE KITCHEN
- * LARDER/UTILITY
- * DINING ROOM
- * LIVING ROOM
- * BATHROOM
- * SUN TERRACE
- * VERANDA
- * ½ ACRE GARDENS AND LAND
- * VIEWS
- * ELECTRICITY

Casa do Poço Velho (*meaning House of the Old Well*) is a large 4 bedroom family home (approx 200 sq metres part renovated farm buildings and part new) set in about half an acre of fertile land and gardens.

The property is situated in a beautiful area at the end of the village of Lagares, close to the historical city of Coimbra in the green heart of Central Portugal. It is the last house on a track leading into the forest with only a small farm adjacent to it. The house and land are south facing with stunning views over pine and eucalyptus forest out towards the Serra da Lousa. Close to the house and part of the property is a 20m deep well which up until the arrival of mains water was the only water supply for the entire village, the well now supplies water for the flower and vegetable gardens via an automatic sprinkler system and this abundant supply of free water would be an ideal asset for your future swimming pool.

The living accommodation is all on one level (apart from 3 steps down into the living room) and comprises of:-

KITCHEN Large rustic kitchen 6.5m x 3.65m (21.5 x 12 ft) with traditional cast iron wood burning range (suitable for cooking on), a gas range cooker, Belfast sink and granite work surfaces. Glass doors lead out to the veranda. Leading off from the kitchen is a -



**LARDER/
UTILITY** About 1.5m x 2.8m (5 x 9.25ft) with plumbed in washing machine and lots of shelving.



DINING ROOM Large dining room 6.65m x 5.7m (21.8 x 18.7ft) with exposed beams and wooden ceiling with two sets of doors opening out onto the veranda.

LIVING ROOM Living room 6.65m x 4.75m (21.8 x 15.6ft) with wood burning stove and double doors leading out to veranda

BEDROOMS

The bedrooms are all generous doubles with en-suite bathrooms and have views out over the surrounding fields and forest. They are on the north side of the house and have high wooden ceilings and so remain blissfully cool in the summer.

1st Bedroom 4.3m x 3.5m (14.1 x 11.5ft) with en-suite 3.6m x 2.35m (11.8 x 7.7ft)

2nd Bedroom 4.27m x 3.4m (14 x 11.5ft) with en-suite 2.1m x 2.83m (6.9 x 9.3ft)

3rd Bedroom 4.05m x 3.45m (13.3 x 11.3ft) with en-suite 2.3m x 1.4m (7.7 x 4.6ft)

4th Bedroom 4.05m x 3.45m (13.3 x 11.3ft) with en-suite 2.2m x 1.4m (7.5 x 4.6ft)



BATHROOM

The house also has one main guest bathroom 2.57m x 1.81m (8.5 x 6ft)

All exterior windows and doors are double glazed and hand made from hardwood, as are the external shutters.

VERANDA

Outside there is a rustic covered veranda 10.5m x 2.05m (34.5 x 6.75ft) which runs the length of the house on the south side which all the living areas open out onto, there is also a pergola outside the living room.



SUN TERRACE

There are external steps leading up to the roof top sun terrace 6.85m x 5.1m (22.5 x 16.6ft) with fantastic views over the whole area.



The statements in these particulars as to the property are not to be relied on as statements of representations of fact.

