CHAVETEJO
IMOBILIÁRIA

[£404,975] **€485,000**

Beautifully Restored Country Home with Exceptional Privacy, Swimming Pool and Mature Gardens near Tomar, Portugal





Property Details

Reference:	541/26	**Construction Area:**	238.7
Business Type:	For Sale	**Plot size:**	3320
Bedrooms:	4	**Location:**	Ferreira do Zêzere
Bathrooms:	3	**Energy Rating:**	D

Description

This is a place where peace, privacy and nature come together in perfect balance. Morning coffee on the terrace, afternoons by the pool, evenings beneath star-filled skies and the gentle rhythm of life in the beautiful Portuguese countryside create a lifestyle that is becoming increasingly difficult to find.

The house, which measures 238,7 square meters of construction, is set on a plot measuring 3320 square meters of fully enclosed ground. Traditional stone walls and quality fencing provide privacy, while the mature gardens have been lovingly established over the years. Lemon, almond, fic, persimmon, pomegranate, apple, plump and orange trees grow alongside palm trees and Mediterranean planting, while natural stone pathways and terraces create inviting places to relax. Eleven mature olive trees offer the pleasure of producing your own organic oil each season.

One of the home’s greatest attractions is its rare combination of privacy, traditional Portuguese character and modern comfort. The surrounding land is currently designated for agricultural use only. Beyond the main house, a substantial traditional stone barn (70 m2) provides excellent workshop and storage space. Featuring natural stone walls and a recently renewed roof, it also offers potential for conversion into guest accommodation, an artist’s studio or hobby room, subject to any necessary permissions. The house is fully double glazed, and it is connected to both mains electric and water and has a telephone line and Fibre-optic internet installed.

Carefully maintained and improved over the years, the property is in good condition and is ready to enjoy from day one. A solar hot water system is complemented by a 6 kW solar installation compromising 16 panels and a 10 kWh battery storage system, helping to reduce running costs while providing greater energy independence.

Property's main entrance is situated to the front of the property and leads into the living room. However, there is another entrance point to the rear of the property with access to the open plan kitchen/dining space. This open plan room is very spacious and light with two sets of patio doors to enjoy the beautiful garden oasis. This room has a beautiful stone wall with a newly installed high-quality nobis wood burning stove (8kW) with integrated heat storage system and ventilation. Exceptionally efficient, it requires very little firewood while continuing to release comfortable warmth for many hours.

Kitchen has a plenty of storage with built in wall and floor cupboard with granite worktop extractor hood and is equipped with a premium 90 cm Germania range cooker, featuring five gas burners, a multifunction electric oven with 11 cooking functions, and triple-glazed oven doors for excellent insulation To the left side of the kitchen there is a large freestanding fridge freezer and a storage space with a door. Kitchen has tiled floors and tiled splash. There is also breakfast bar for enjoying the morning coffee. Kitchen has been beautifully decorated keeping the style of the property. To the right side you have access to the living room. This room is spacious with set of windows and wooden front door and tiled floor.

Walls of the living room are rendered with some exposed stone. Adjacent to the living room, the principal ground-floor bedroom offers wall heating and direct access to the gardens through its patio doors. Coming back to the kitchen you will find an access point to the hallway where you have a glass door that leads you to the patio area at the rear of the property. The family bathroom includes a bathtub, separate shower, vanity unit, WC and heated towel rail. Natural daylight streams in through two windows, one of which is a Velux roof light, creating bright and welcoming space. A new Balay (Bosch) washing machine and tumble dryer are also in the same room.

A staircase from the kitchen and dining area leads to the first floor, where two comfortable bedrooms provide welcoming accommodation for family and guests. The first bedroom enjoys a bright and airy atmosphere, with lovely views across the surrounding countryside and direct access to the private balcony. Its en-suite bathroom is fully tiled and fitted with a shower, washbasin and WC. The second bedroom offers exceptional flexibility. Although it can be accessed thru the first bedroom, it also benefits from its own independent staircase, allowing guests to come and go with complete privacy. Exposed wooden beams add warmth and character, while patio doors open onto the balcony. A second en-suite bathroom, complete with a shower, washbasin and WC.

The property has a borehole approximately 200 meters deep with an 8000 liters storage tank and is used for irrigating the garden.

The house is set back from a quiet access road and there is a gated driveway which leads to the side and back of the house. At the side of the house and facing the salt-water swimming pool (7.5m x 3.5m x 1.0m-1.4m) there is a traditional style covered terrace with wooden pillars and a wooden beamed roof and features a built-in barbecue and an outdoor kitchen with a gas cooking station making it an ideal space for al fresco dining and entertaining.

The terrace provides good views over the land and countryside. The property is situated in the village of Chãos, which is

walking distance from the house has one café, doctor, pharmacy, cash machine, there is also a weekly market after church on Sundays. A five minutes' drive you find a petrol station, good sized supermarket and DIY store. The property is easy to access and has good links to the IC3 dual carriageway.

The larger, historic town of Tomar, which is home to the Convento do Cristo, is only 20 minutes by car. Tomar is a bustling market town, which has a good variety of supermarkets, cafes, restaurants, banks, shops, pharmacies, health centres, sports centres, library, university, hospital, bus and train station, historic monuments and parks. Castelo do Bode lake, Portugal's second largest reservoir, is only ten minutes drive in the opposite direction.
Castelo do Bode lake is popular for all kinds of water sport activities including swimming, sailing, canoeing, scuba diving and water skiing. The lake is also a haven for wild life and there are many river beaches close to the property where you can relax and enjoy the scenery. The closest airport to the property is located at Lisbon, which is around one and a quarter hours' by car. Lisbon airport is serviced by a variety of low cost airlines which operate regular flights into and out of the United Kingdom and other European countries.