



*Ref: 10537*

3 Bedroom Detached House  
with Additional Ruin for Renovation

Salir

**€225,000**

**IMPIC** Instituto  
dos Mercados Públicos  
do Imobiliário e da Construção  
AMI License: 12086

**APEMIP**  
Partner: 5357



Great Renovation project comprising of a habitable south facing 2/3-bedroom house with kitchen, lounge utility and bathroom with 96m<sup>2</sup> and adjoining a ruin of 81m<sup>2</sup> with ability to renovate as a separate rental unit or to create a much larger family house. 2 separate urban numbers. Very fertile land for vegetation. At present we offer for sale is the main house of fair conditional and totally habitable, with separate lounge, a kitchen outer room/utility, family bathroom and 3 bedrooms with land to the front of the property, to the side and the rear of 1,383m<sup>2</sup>. The ruin that is adjacent to the main house is in fair conditional and would benefit of fully refurbishing as an individual property with land as it has a separate number with a piece of land of 1,428m<sup>2</sup>.

#### ***Main house***

Front door into the hallway which leads through the house comprising of 7 compartments, at present to the right is a bedroom of 8.85m<sup>2</sup>, to the left the lounge of 8.80m<sup>2</sup> with fireplace, following down the hallway 2 further rooms of 8.85m<sup>2</sup> and 8.70m<sup>2</sup> and further along another 2 rooms comprising of kitchen/bread room of 8.50m<sup>2</sup> plus the original bread oven of 8.5m<sup>2</sup> and the other room has the traditional chimney for the kitchen and washing sink of 8.20m<sup>2</sup> and a family bathroom of 2.70m<sup>2</sup>

#### ***Ruin.***

The ruin is in good structural condition and would benefit from being totally refurbished. The building comprises of 5 compartments. Main door leading into a room of 16.65m<sup>2</sup> which leads through to the room split into two at the rear of the property of 11.90m<sup>2</sup> and 8.40m<sup>2</sup> and door to the rear garden. From the rear of the property, you access the other 2 compartments comprising of 2 rooms of 16.30m<sup>2</sup> and 13.10m<sup>2</sup>.

#### ***Outside:***

The property has good road access and the driveway at present allows access to both properties. This could easily be change to 2 separate driveways across the land if required. The land is very fertile agricultural land and ideal for growing. The land is to 3 sides of the property and also has a large water reserve tank. There is also the ability to purchase an additional small piece of land across the road which has its own natural pond supplying all year water for the irrigation.





## **Property Particulars**

- Property Type: Villa with Ruin
- Bedrooms:3
- Bathrooms:1
- Plot Size:2811 m2
- Build Size:177 m2
- Year of Construction: Pre 1951
- Views: Countryside
- Airport: 35 Minutes
- Beach: 35 Minutes
- Shopping: 15 Minutes
- Energy Rating: F
- Price: €225,000

