

## Newly Restored and Furnished House

This village house has been restored to the highest standard, retaining most of its original rustic features and charm with plenty of exposed stone work and original timber work.

The house consists of three bedrooms, two bathrooms, large lounge area, kitchen and dining room. Outside there is a courtyard with an undercover barbeque area and the separate building which would make excellent accommodation for friends or relatives. The courtyard can be entered through the large double gates at the front of the property or from the rear of the house.

All services are connected and the property is only 10 minutes from the major town of Arganil, with its wide range of shops, cafes and bars and its large weekly market. There is also easy access to the nearby towns of Penacova and Oliveira do Hospital and the historic university city of Coimbra, with its vast array of shops, cinemas, night clubs and train links to the rest of the country.

The property has 40 sq. metres of land and a total floor area of 160 sq. metres and is offered for sale complete with all the furniture, fixtures and fittings. The house is ready to move into.

This house would make an ideal holiday home or a great rental property as there is no maintenance required.

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