



€745,000

Ref: JL-99739

4-bedroom estate with 523 m<sup>2</sup> of gross construction area, set on a plot with a total area of 6,208 m<sup>2</sup>, together with a second urban plot with an independent title and a total area o...

- Central heating
- Outdoor Parking
- Fridge
- Garden
- Dishwasher
- Oven
- Balcony
- Electric Blinds
- Washing Machine

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## Property Description

4-bedroom estate with 523 m<sup>2</sup> of gross construction area, set on a plot with a total area of 6,208 m<sup>2</sup>, together with a second urban plot with an independent title and a total area of 600 m<sup>2</sup>, located in Campos e Vila Meã, Vila Nova de Cerveira.

This unique property is set in an environment of great tranquillity and privacy and comprises two independent urban land registry articles, offering a rare combination of space, nature, comfort and investment potential.

The house is developed on a single floor, although distributed across different levels of the land.

The main area of the house comprises a spacious living room with direct access to the garden, kitchen, full bathroom, one bedroom and one suite.

On the left side of the house, on a lower level, there is a second residential area composed of one suite, one bedroom and a laundry room.

All these rooms have direct access to the garden, creating a privileged connection between the interior and exterior spaces.

The two areas of the house are not internally connected and there are no interior stairs.

This feature allows the property to be considered a single-storey villa, organised across different exterior levels, offering highly versatile use of the spaces.

The villa is surrounded by a magnificent landscaped garden with green areas and trees of various species, providing an atmosphere of absolute tranquillity and permanent contact with nature.

The property also features a heated swimming pool with cover, ideal for use during most of the year.

Adjacent to the pool, there is a stone annex with potential to create a support lounge, leisure area and changing rooms.

In addition, the property includes an independent outdoor building comprising a living area and a traditional regional kitchen equipped with a wood-fired oven, the perfect setting for gathering family and friends and enjoying convivial moments in a genuinely welcoming atmosphere.

The entire estate is enclosed by stone walls, ensuring a high level of privacy and security.

There are three entrances to the property, two of which provide access to covered parking areas for vehicles.

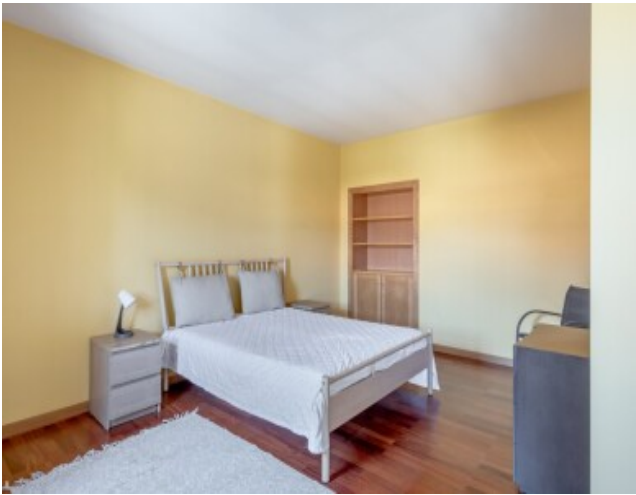
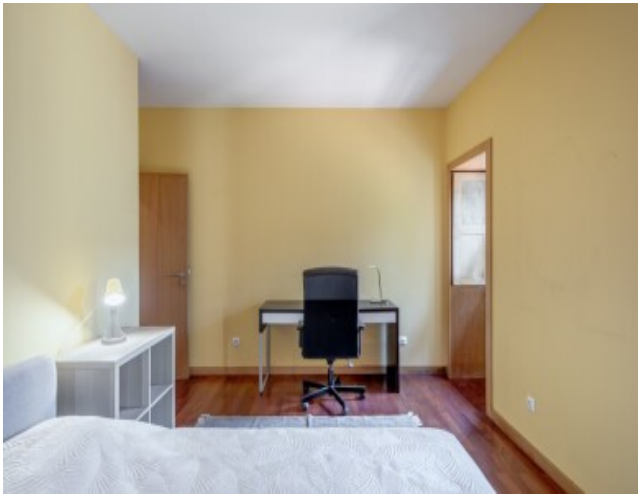
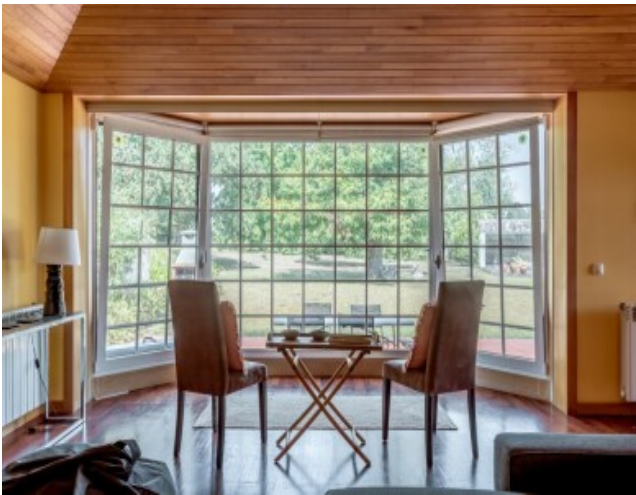
Also included in the sale is an urban plot of land with 600 m<sup>2</sup>, corresponding to an autonomous land registry article.

This plot represents an important added-value factor for the property, allowing the possibility of future construction, subject to the applicable urban planning regulations, or alternatively an independent future sale, offering the buyer interesting investment flexibility.

Located in a very quiet and sheltered area, the property benefits simultaneously from the tranquillity of its surroundings and the proximity to the main urban centres and access routes.

logo

Gallery



logo

## Additional Details

Property Features

|                 |            |                 |
|-----------------|------------|-----------------|
| Central heating | Garden     | Balcony         |
| Outdoor Parking | Dishwasher | Electric Blinds |
| Fridge          | Oven       | Washing Machine |

# Site Floorplan

