



## Madalena e Beselga - Villa



4	2	99	179	<b>90 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	(EUR €)

Ground floor villa + property to rebuild 10 minutes from Tomar

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Ground floor village house and another little house to recover, the structure is in good condition, the roof in need of an overhaul, but with an excellent location, a land of great quality for cultivation. The main house consists of a bathroom, a wood-burning kitchen, a living room, 3 bedrooms, a wine cellar, a sun room, a room and a garage for a car. The other house has space for a bedroom and



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AMI 24759

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



VCP133/23

Reference

Scan the QR code to view the property



open-space kitchen/living room and a bathroom. The houses are connected to water and light company's . It has a land with several fruit trees, excellent sun exposure in a very calm village, closer to some services and to the industrial area of Tomar and the junction of the A13.

Find the pleasure of nature among the sea, the mountain, the snow and the lakes, delight in our magnificent gastronomy and enrich the soul in an unparalleled cultural heritage, in the largest and most diverse tourism region of Portugal.... More than a way of life, it is quality of life!

## WHY YOU SHOULD BUY A HOUSE IN THIS REGION

The quantity and quality of the communication routes that we have around us, allow a quick and effective travel to all this beautiful places<sup>1</sup>.

- 20 minutes from the Santuário de Fátima;
- 45 minutes from Nazaré (beaches);
- 40 minutes from Coimbra;
- 1h15 from Lisbon Airport;
- 2h from Porto Airport;
- A13 and A23 with direct access to Spain.

This region has always been a nerve center since Roman period, proof of this is the fact that Tomar is the capital of the TEMPLARS and a lot of history, we also have:

- The third largest Lake of the Country (Albufeira Castelo do Bode);
- An endless amount of River Beaches;
- Nature, mountains, countryside, clean air, absence of transits;
- walk trails, mountain biking, and various water sports on the Lake.

This is still an economic region of the country to live, to build and rebuilding real estate and even the cost of living its acceptable .

Don't let this opportunity go away, contact us now to schedule a visit!

## Property Features

- Fireplace
- Proximity: Restaurants, City, Open field, Public Transport, Schools
- Quiet Location
- Wine cellar
- Mains water
- Septic tank
- Garden
- Views: Village view, Garden view
- Conservatory
- Pantry
- Sealed land area
- Energetic certification: E

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