

## VDR0092 Robalo, Mação



### Key Features

Bedrooms	2	Garage / Parking	Parking	House M <sup>2</sup>	61m <sup>2</sup>
Bathrooms	No	Electricity	Yes	Land M <sup>2</sup>	4640m <sup>2</sup>
Village Location	Yes	Water Connected	No	Irrigation	No
		Well	No	Fruit trees	Yes
Energy Rating	<b>Exempt</b>				

### Description:

#### VDR0092 Robalo, Mação

The house can be found in the quiet village of Robalo, near the small town of Amendoa. With the excellent road networks the towns of Vila de Rei (7km away), Serta, Cardigos & Abrantes are within easy reach, where many of the local services can be found.

The property in need of renovation, is situated with its own private driveway, with panoramic views to the rear of the property and small garden area. To the front is a large parcel of land (4640m<sup>2</sup>) that offers a blank canvas either as agricultural land or other considerations that may come to mind.

The house was originally built pre 1951 and is of traditional stone construction, electricity is connected to the property but would need upgrading. The floors are of wooden construction as are the roof beams, finished with terracotta tiles. There is currently no bathroom or water supply connected to the house but camera water to the village is accessible. To the side and rear of the property are several outbuildings that were originally used for animal storage.

The property is perfectly priced at a "project entry level" giving the purchaser a good starting point to create a beautifully located home.

Rustic Life Central Portugal has access to Architects, planning and builders. If a project is of interest, they would be able to assist in project managing this if required.

For full details please contact our sales office either in person, or by calling **Maria on +351 963 850 223** (PT/EN) or **Phil on +44 7501 271 059 / 938 599 579 (EN)**, or visiting our website [www.picotovdr.com](http://www.picotovdr.com)