



Santa Bárbara de Nexe - Villa



4
Bedrooms
 2
Bathrooms
 258
Area (m²)
 3040
Land Area (m²)

Garage

390 000 €
(EUR €)

Santa Barbara de Nexe, Goldra da Cima Traditional Detached partially renovated cottage with Annex

Great project to finish, At present the owners have upgraded all the downstairs of the property offers, kitchen, pantry, cloakroom, lounge dining room, snug/TV room, master bedroom with dressing room, and private lounge with en-suite. The first floor has great potential to complete creating two double bedrooms, a family bathroom, and two roof terraces. The property has additional outbuildings and Ruins to create additional accommodation. Great long-term investment opportunity

Description of the Property

The property dates back to pre1951 construction with traditional thick stone walls and with interconnecting rooms. At present the owners have done a great job of improving the living accommodation on the ground floor. Comprising of the main reception room, with a Snug/TV



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room/bedroom, lounge, fully fitted kitchen with pantry and Cloakroom, hallway with stairs to the first floor, and the master bedroom suite. Potentially another 2 double bedrooms on the first floor, and a family bathroom.

The Property is laid out on two floors as follows:

Enter the property from the driveway through a white Aluminium and PVC door into a reception room with a window and log burner which also gives access to a potential 4th bedroom at present being used as the TV room. The lounge is open plan to the reception with another log burner and air-conditioning and many windows giving plenty of light. The recently fully upgraded farmhouse kitchen is bright and spacious with the benefit of a storage pantry and a separate downstairs cloakroom. Off the lounge, another good-sized room is ideal for an office with an open tread staircase leading to the first floor. The master suite has lots of potential to change if required. At present it comprises a lovely additional lounge with doors leading onto the south-facing garden and orchard, to the right is another independent room which is being used as a great walk-in dressing room, and to the left is the actual master bedroom with a window over looking the garden, fitted wardrobes and a stunning new bathroom.

First Floor

The first floor at present is in rough construction awaiting to be finished by the new owners. At present, this offers you a large double bedroom, a potential bathroom, and a second large master bedroom with access to the two roof terraces. The hard work has been done it just needs the final finishing.

Outside:

The property offers additional scope with a large connecting covered Armazen/workshop with bathroom, a second area of construction at present a games room with gym, a second room, and additional ruin. Ideal to create an additional self-contained annex. The property also benefits from a separate garage.

The property is located in a quiet location of mature gardens and is fully fenced and walled. Easy to maintain garden with fruit trees and the potential to construct a swimming pool, subject to local planning permission.

Property Particulars:

Property Type: Villa / Annex

Bedrooms: 4

Bathrooms: 2

Plot Size: 3040 m2

Build Size: 258 m2

Year of Construction: Pre1951 Renovated 2019

Views: Countryside

Airport: 20 Minutes

Beach: 20 Minutes

Shopping: 10 Minutes

Energy Rating: F

Price: €390,000



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Property Features

- Air Conditioning
- Fireplace
- Mains Water
- Solar Hot Water System
- Telephone Available
- Fitted Wardrobes
- Attic
- Fully Fenced Plot
- Private off street Parking
- Garage
- Secluded private gardens
- Roof Terrace
- Central location
- Garage
- Country Side Views
- Double Glazing
- Fitted Kitchen
- Septic Sewage tank
- Wi-Fi Available
- Internet Available
- Water Cisterna
- Garden
- Mature Irrigated Gardens
- Annex
- Outside Lighting
- Quiet Neighbourhood
- Security Alarm
- Energetic certification: F
- South Facing
- House with Annex



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