



## Almagreira - Villa



 6	 3	 282,72	 1000	
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage

**299 000 €**  
(EUR €)

### Excellent 6 bedroom villa, located in a quiet area.

This excellent 6 bedroom villa is located in a quiet area, offering a perfect environment to live. With a modern and well-distributed construction, the property underwent a total refurbishment in 2021 and is in a new state.

The villa consists of a ground floor and first floor with garage, a large outdoor space with various environments, a terrace and a cozy shed ideal to enjoy meals and enjoy the tranquility and the surrounding nature.

In addition, there is a large patio with fruit trees and vegetable garden providing an additional space to enjoy the outdoors.

On the ground floor stands out a large living and dining room with fireplace, an office / bedroom, a spacious kitchen with 2 accesses to the outside, a complete bathroom and a laundry room with

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access to the garage and the stairs that lead to the first floor.

On the first floor there are 5 bedrooms one of them a suite, a balcony and a full bathroom.

This property is located close to all essential services such as local commerce, health center, firefighters, school, hypermarkets and administrative offices.

Located 2 minutes from Almagreira, 5 minutes from the entrance to the highway and 10 minutes from the center of Pombal.

The region in which it is inserted is picturesque and is part of the municipality of Pombal is surrounded by stunning landscapes, lush vegetation, the green valleys and streams making this region a true natural paradise.

Nature lovers will find the Serra de Sicó for outdoor activities, such as picturesque walks and bike rides, where they can enjoy panoramic views and the tranquility of natural surroundings.

When exploring this region, one sees traditional architecture and well-preserved historical monuments. It has a quiet and welcoming atmosphere, which enchants locals and visitors alike. The community of Almagreira is known for its hospitality and human warmth, providing visitors with an authentic and relaxing experience.

## Property Features

- Equipped kitchen
- Garden
- Floors: 2
- Drive way
- Double glazing
- Quiet Location
- Closed fireplace
- Sealed land area
- Solar orientation: South, East
- Balcony
- Garage
- Walk-in wardrobe
- Proximity: Restaurants, Open field, Hospital, Pharmacy, Public Transport, Schools, Playground
- Laundry
- Security alarm
- Electric garage gate
- Well
- Barbecue
- Energetic certification: C
- Mains water
- Terrace

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