



Abrantes, Santarém, Mouricas

GoRustico is very proud to market this charming period 5-bed stone cottage situated in the quiet village of Mouriscas, conveniently located close to all amenities in Sardeal and the larger town of Abrantes, in a region of predominantly native Mediterranean forest and vegetation, olive groves and beautiful waterways and nature trails. This very spacious cottage, boasting a very private back garden, has a huge potential for further renovation.

This property has the following features: Period property more than 100 years old set on a plot with 1090 m2 Partially renovated and rebuilt but needing further renovation work Two front doors and four front windows 5-bed large house 1 living-room 1 kitchen 1 bathroom 110 m2 footprint Large sunroom with metal-framed glass windows and a storeroom at the rear of the house with a total area of 30 m2 Open space loft with a total area of 110 m2 Many interesting details in the woodwork on ceilings and floors Some exposed stone walls Large front garden with plenty of space for private parking Back yard, used once as a vegetable and flower garden, with a traditional bread oven, chicken coop, a kennel, outbuildings for wood storage and a large well with a tank for crop irrigation Peaceful rural location Mains water, electricity and sewage Location Close to the N3 12 minutes from Alferrarede/ Abrantes train station 10-minute drive to shopping areas 20-minute drive from primary/ secondary schools and higher education colleges 10 minutes to the Mouriscas node of the A23 Less than 1 ½ hours from Lisbon on the A23 and the A1 Less than 20 minutes from many local river beaches: Penedo Furado, Lapa, Aquapólis, Alvega, Ortiga, Alamal and the Castelo de Bode lake 1 hour from the Spanish border 15-minute drive to the historical village of Sardeal and the larger town of Abrantes The beautiful and peaceful Portuguese countryside with all the advantages and convenience of city life on your doorstep! Viewing highly recommended!

Name	A Bird
Phone	123456789
Mobile	123456789

BASE INFORMATION:

Rooms	: 6
Bed	: 5
Bath	: 1
Living Areas	: 1

LAND INFORMATION:

Land	: freehold
Holding	
Type	
Lot	: 1090 m2
Dimensions	
House sqmt	: 1090
Lot Size	: 1090

BUILDING INFORMATION:

House Style	: Traditional
House Construction	: Stone and brick
Exterior Finish	: Rendered
Roof	: clay tiles
Built on	: 195
Number of Floors	: 1
Floor area (Lower Level)	: 147
Floor area (Main Level)	: 147
Floor area (Total)	: 147

CONVENIENCE: