

# LAH45: Condeixa-a-Velha

Cottage & Patio for Renovation



This cottage is located in the village of Condeixa-a-Velha, close to the Roman ruins of Conímbriga and just 15 mins walking distance from the Concelho headquarters of Condeixa-a-Nova.

The cottage is in need of renovation, but is structurally sound. The property sits underneath the external walls of the Roman site of Conímbriga, one of the best preserved archaeological sites in Iberia. The original, front part of the cottage is over two floors, with three rooms on the ground floor and a large, single area on the first floor. The rear part of the cottage is a later single storey addition, with three rooms of varying sizes. Externally there is an old bread oven and out-house. The patio area runs alongside the west elevation of the property and includes two orange trees.

The cottage and patio have a combined area of 127m<sup>2</sup>. Once renovated, this property could make a lovely 2 bed house.

A topographical survey of the area is available.

Condeixa-a-Velha is a small village just off the IC2, the road which connects Coimbra to Penela and Tomar. The village has a small grocery store and a bar. Within walking distance of Condeixa-a-Velha is Condeixa-a-Nova, the Concelho seat, which has facilities such as a medical centre, post office, banks, swimming pools, bars and restaurants. Condeixa-a-Velha is about 15 mins drive to Coimbra and within 30 mins of the coast at Figueira da Foz.

This property faces Property ref: LAH40: Condeixa-a-Velha across a narrow, quiet, paved road. They can be bought together for the reduced price of 80,000 euros.

Price: 45,000 euros

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