

# KEV69-1: Casa Azul

3 bed farmhouse on 3,500m<sup>2</sup>



A charming detached farmhouse with stone-built barn set in 3,500m<sup>2</sup> of flat, arable, tree-filled land.

The property has a footprint of 126m<sup>2</sup> and a total area of 202m<sup>2</sup>:

First floor - Bathroom (4.3m<sup>2</sup>), Bedroom 1 (8.7m<sup>2</sup>), Bedroom 2 (8.7m<sup>2</sup>), Bedroom 3 (20.23m<sup>2</sup>), Entrance hall (14m<sup>2</sup>)

Ground floor - Kitchen/diner (30.2m<sup>2</sup>), Adega/possible lounge (34.5m<sup>2</sup>), Store room (9.25m<sup>2</sup>), Hallway (6.7m<sup>2</sup>)

Mains water and electricity are connected to the house and telephone lines are nearby.

The property is located at the side of a quiet country lane approximately 3km south of Penela.

The house is south-facing and enjoys mountain and forest views.

There is a stone threshing area (80m<sup>2</sup>) to the east of the land along with a stone well.

There are double gates to the front entrance leading to a courtyard with barn/stables to the west elevation.

Casa Azul requires very little work to make it a habitable again and is priced for a quick sale.

Price: 69,995 euros

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