



## Vila Verde de Ficalho - Farmhouse



Bedrooms



Bathrooms



Area (m<sup>2</sup>)



Land Area (m<sup>2</sup>)

450 000 €

(EUR €)

### 42/5000 4 bedroom farm in Vila Verde de Ficalho / Serpa

Magnificent farm, located in Vila Verde de Ficalho, a border village.

Opportunity for those looking to invest in rural tourism! With the potential to increase the number of overnight stays and consequently a higher return on investment or, for personal enjoyment, with all the perks and amenities that the property offers. Consisting of a single floor, but with a large attic to expand the number of rooms,

Farm with 1,125 hectares of land, of which 436 m<sup>2</sup> are of construction area,

The villa comprises:

- 4 rooms, one of which is a suite;
- 3 WC;
- a spacious 50 m<sup>2</sup> lounge with a cozy fireplace;
- equipped kitchen, with 50 m<sup>2</sup>, with fireplace;
- a porch at the front and another inside;



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The heating is done by underfloor heating, supported by a deposit of 800 L (triple coil), it receives in addition to the 4 solar panels, the support of the stove, installed in the fireplace of the room.

The exterior woods are made of Afizelia, the interiors are silly - these woods are among the best on the market;

The entire floor of the house is rustic, with the exception of the WC, which is a handmade hydraulic floor.

Both bathroom and kitchen tiles are hand-painted tiles;

In terms of lighting, the Fontini brand switches in porcelain and wood stand out.

## Property Features

- Heating
- Proximity: Mountain
- Views: Countryside views
- Fireplace
- Garden
- Energetic certification: A



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