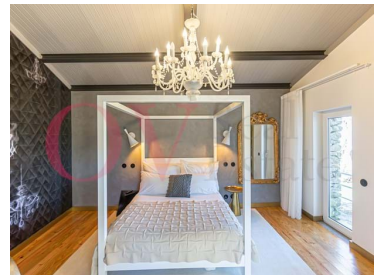




## Leomil - Farmhouse



Bedrooms



Bathrooms



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



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



Swimming Pool

1 820 000 €

(EUR €)

## Rural Tourism Farm with mills, schist houses and river, refurbished with beautiful design and decoration

Characteristics of the farm:

- 1 bedroom schist house
- . Living room with fireplace, and mill
- . Service toilet
- . Equipped kitchen
- . pantry
- . Suite with full bathroom with shower base

Gite Rooms

- . 9 Suites with distinctive décor.



**Odete Vasconcelos**

916145002 <sup>2</sup>

odete.vasconcelos@ovrealestate.pt

T +351 916 145 002 <sup>2</sup> · T +351 910 589 230 <sup>2</sup> · E geral@ovrealestate.pt

Rua Dom Nuno Álvares Pereira 290, Piso 2, Sala BH Matosinhos  
AMI 20811

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



- . 1 studio with living room, full WC and bedroom.
- . Laundry to support the activity

The outdoor space has a large expanse of garden, natural pool, a conventional swimming pool and barbecue.

Points of interest:

- . Fantastic gastronomy
- . River Beach

We are 7 minutes from the center of the village of Moimenta da Beira, where you can find all services, pharmacies, health center, supermarkets, cafes...

45 minutes away we have the city of Viseu, 40 minutes to Régua and 2 h to Porto.



**Odete Vasconcelos**

916145002 <sup>2</sup>

odete.vasconcelos@ovrealestate.pt

**T +351 916 145 002 <sup>2</sup> · T +351 910 589 230 <sup>2</sup> · E geral@ovrealestate.pt**  
**Rua Dom Nuno Álvares Pereira 290, Piso 2, Sala BH Matosinhos**  
**AMI 20811**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



## Property Features

- Washing machine
- Air conditioning
- Equipped kitchen
- Solar panels pre installation
- Proximity: Mountain, Restaurants, Open field, Hospital, Pharmacy, Public Transport, Schools, Playground
- Terrace
- Built year: 2007
- Laundry
- Wine cellar
- Views: Countryside views, Mountain views, River view, Pool view, Garden view, Lake view
- Double glazing
- Automatic irrigation
- Bread oven
- Septic tank
- Parking space
- Solar heating
- Irrigation System
- Sealed land area
- Uninterrupted views
- Solar orientation: North, South, East, West
- Balcony
- Rental licence
- Dishwashing machine
- Fireplace
- Thermoaccumulator
- Pool
- Garden
- Furnished
- Private condominium
- Drive way
- Storage / utility room
- Frontline property
- Electric garage gate
- Pantry
- Borehole
- Quiet Location
- Well
- Closed fireplace
- Barbecue
- Security door
- Energetic certification: B
- Mains water
- Renovation year: 2021



**Odete Vasconcelos**

916145002 <sup>2</sup>

odete.vasconcelos@ovrealestate.pt

**T +351 916 145 002 <sup>2</sup> · T +351 910 589 230 <sup>2</sup> · E geral@ovrealestate.pt**  
**Rua Dom Nuno Álvares Pereira 290, Piso 2, Sala BH Matosinhos**  
**AMI 20811**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)