



## Nossa Senhora da Expectação - Villa



**5** Bedrooms    
 **3** Bathrooms    
 **300** Area (m<sup>2</sup>)    
 **13750** Land Area (m<sup>2</sup>)    
 Garage    
 Swimming Pool    
**650 000 €**  
(EUR €)

### Small Farm / House 5+1 Bedrooms, Campo Maior - Swimming Pool

Small Farm / House 5+1 Bedrooms, Campo Maior - Swimming Pool

Ref: MOR/1069

5+1 bedroom villa located in Campo Maior, inserted in the plot of land of 1,375 (ha), with 300 m<sup>2</sup> of gross construction area;

Consisting of:

- Entrance hall;
- Hall for the bedrooms (wooden ceiling and recessed lights);
- 4 bedrooms with wardrobes, 1 suite with shower and AC;
- 1 Bedroom;



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- 1 Office;
- Full bathroom with bathtub;
- Dining room;
- Living room with AC;
- Kitchen equipped with hob, oven, microwave, extractor fan, TEKA combined, with dining room, fireplace with stove and porch with AC;
- Service toilet;
- Storage;

Exterior:

- Swimming pool;
- Automatic irrigation;
- 2 holes 90 meters deep each;
- 1 pump in each submersible hole with 6 months;
- Watering with rainbird equipment;
- Closed garage for 2 cars with water treatment system for swimming pool;

Extra:

- The remaining rooms have pre-installation of AC;
- 2 solar thermal system solar panels with 300 liter tank;
- 14km from Badajoz;
- Proximity to secondary school, cultural and international center Rui Nabeiro, commerce and services such as public swimming pools, pharmacies and sports center;
- 3 minutes (1.4km) from the village center;

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With the start of activity in January 2016, we have a young, experienced, dynamic team with the ability to solve.

This team together has more than 30 years of experience in the real estate market.

To help our clients, we offer a set of broad solutions ranging from mediation, topography, consulting, projects, refurbishments, etc.

We have qualified technical staff, as well as several partners recognized for their professional careers.

We are here for you!

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## Property Features

- Heating
- Dishwashing machine
- Air conditioning
- Fireplace
- Pool
- Fenced plot
- Garage
- Floors: 1
- Drive way
- Storage / utility room
- Self contained apartment
- Automatic irrigation
- Borehole
- Quiet Location
- Extractor Fan
- Solar heating
- Hydrotherapy Bath
- Sealed land area
- Energetic certification: C
- Washing machine
- Refrigerator
- Fitted wardrobes
- Equipped kitchen
- Proximity: Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Terrace
- Built year: 2006
- Double garage
- Solar system
- Views: Countryside views, Mountain views, Pool view, Garden view
- Double glazing
- Pantry
- Attic
- Parking space
- Well
- Irrigation System
- Barbecue
- Uninterrupted views
- Mains water



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