


Teixugueira


Vale de Prazeres / Fundão

75,000 Euros



Description and Photos

 45 m² + roof
space / verandas

 6,989 m²
(1.7 acres)

 Rural

 75,000

Short Description

This great wooden house sits has it's own woodland to both sides. To the front is the entrance and a cleared area for a vegetable plot and garden. There are really great views to the Serra da Gardunha and to the rear are lovely views over the neighbouring cherry orchard and surrounding countryside.

Key Data

Price:	75,000 Euros
Living space:	House 45 m ² footprint plus covered verandas to front and rear
Construction:	brand new Nordic pine house
Land:	6,989 m ² (1.7 acres)
Location:	picturesque, rural, private, 2 km to village
GPS co-ordinates:	N 40° 6' 27" W7° 24'42.83"
Access:	0.5 km dirt track
Water:	borehole natural water
Electricity:	connected
Phone / Internet:	phone not connected (but easily done), internet easily possible
Extra costs:	not more than 3,500 Euros: including purchase tax (IMT), notary deed transfer fee, property registration, solicitor/lawyer
Annual Property Tax ca.:	Under 100 Euros / year



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Full Description

Lovely wooden house ready to move into with 6,989 m² of land in picturesque Portuguese countryside!

This great wooden house sits on a plot of 6,989 m² (1.7 acres) of land. It has its own woodland to both sides. To the front is the entrance and a cleared area where a vegetable plot and garden could be made. There are really great views to the Serra da Gardunha and to the rear are lovely views over the neighbouring cherry orchard and surrounding countryside.

The property is set in a beautiful, quiet spot. The access is approximately half a kilometre on a dirt track. The village of Vale de Prazeres is only a couple of minutes drive and Fundão town is 10 to 15 minutes. The village has little shops, bars / cafés, bakery etc. Fundão has a weekly farmers market, train station, schools, hotels, a campsite, swimming facilities, a sport centre, an archaeological museum, shops and supermarkets of all kinds. It's a very beautiful area with easy access, famous for its micro climate, cherry and general fruit growing, clean air, friendly people, natural beauty and the Gardunha Mountains. Castelo Branco is 40 km away.

The house is registered for habitation and has a 42 m² footprint plus verandas to the front and rear. Electricity and borehole water are connected and there is a soak-away septic tank. The house has been built to a very high standard with Nordic pine double walls and absolutely no corners have been cut concerning the protection and insulation of the walls, floor and roof. For full specifications please see attachment.

Inside, there is one double bedroom with a built in wardrobe. The bedroom has lovely views and opens onto the rear veranda.

For an extra bedroom beds for children or guests could be put in the roof space or it could be used as a lounge area.

There's a bathroom with a shower, toilet and sink and an open plan kitchen / diner / lounge that opens onto the front veranda. The verandas have nice cobble stone floors with a cobbled walk way all around the house.



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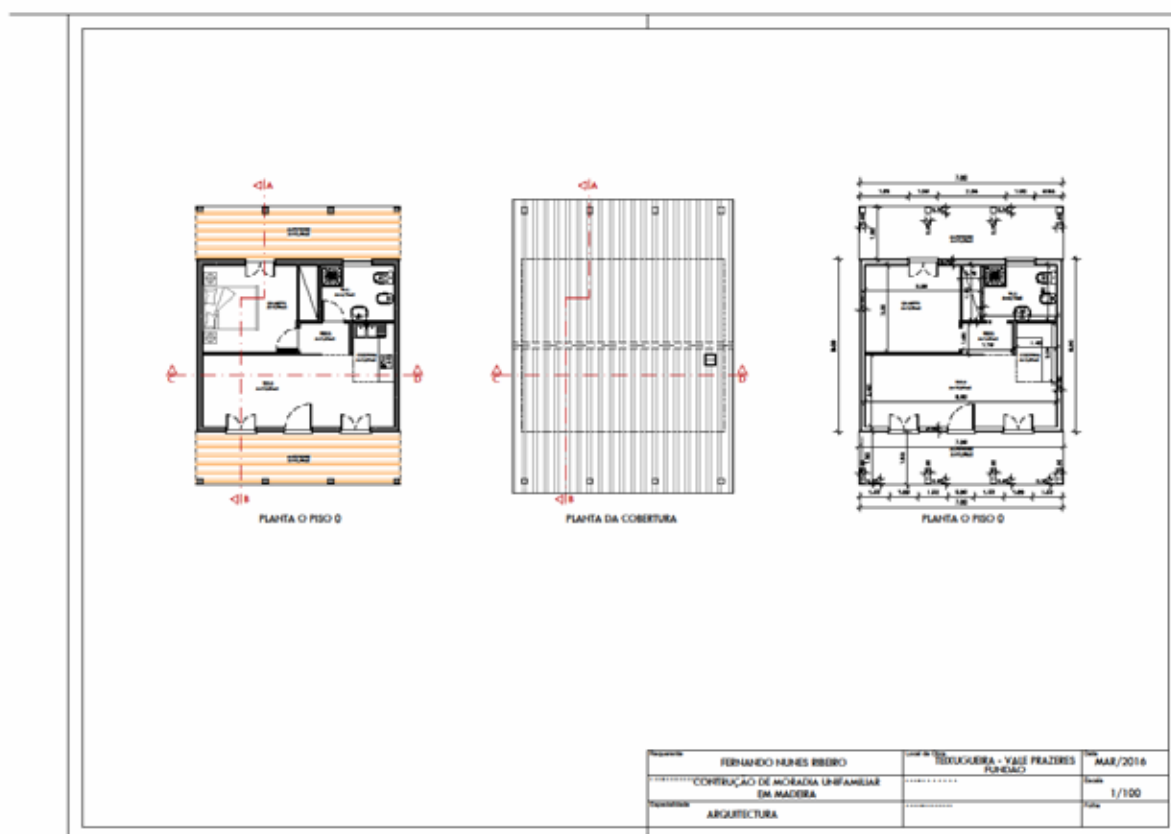












FOUNDATIONS

1 - Foundations in reinforced concrete. Depending on the project, the foundations may consist of concrete pillars or a concrete slab. Ensuring stability and insulation in relation to the ground, the foundation allows supporting the wooden house on a ventilated air box, fundamental to preserve the resistance of the wood and eliminate the risk of degradation by biotic agents.

2 - After application of a Bituminous Emulsion on the foundations is placed an Asphalt Screen between the concrete and the wooden base. Due to its high resistance to variations in temperature and traction, the screen prevents soil moisture rising to the wood structure, allowing waterproofing of the foundations with total tightness. It is an effective solution to one of the most critical pathologies of modern construction (water tightness, durability and high temperature behaviour EN 1296 and 1297, tear strength $\geq 150N$).

3 - Mineral wool, mineral insulation resistant to termites and insects whose porous structure encloses the air in small capsules, allowing an optimum thermal and acoustic insulation of the floor of your wooden house (Class of reaction to the fire A1 [thermal incombustible] 0.037W / m².K, density 35Kg / m³).

4 - Beams of Laminate Nordic Fir. Thanks to their high mechanical strength and flexibility, these wooden beams support the structure safely for several generations to enjoy (EN 14080: 2013, GL 24, GL 28 and GL 32, reaction to fire D-s2).

5 - Class 3 OSB wood panel (above air box) OSB panel, applied to the structure due to its high mechanical properties and resistance to humidity (Class EN13986-2015; reaction to fire D-s2; flexural strength 20 / 10Nm²).

6 - Finishing of the floor of the house, which may be wooden floors, floating floors, tiles, tiles, or other coatings at the choice of the future owner.

WALLS (Exterior)

1 - Interior lining (interior wall covering of the house, at the owner's choice: wood, plaster, tile, etc.). In addition to the aesthetic side, the interior lining of the house should still offer thermal and acoustic protection.

2 - Mineral acoustic wool (5CM minimum), non-hydrophilic semi-rigid panel with optimum thermal and sound insulation performance (Fire reaction class A1 [Infuel], thermal conductivity 0.034W / m².K, density 70Kg / m³). This last layer of mineral wool is topped with a vapour barrier whose function is to avoid condensation and to perfectly separate the interior of the house from the remaining materials of the wall composition.

3 - Wood, the supreme insulator, which insulates thermally and acoustically and also allows to regulate the humidity. Wood is ideal as it does not lose any of its insulation capabilities over time. The laminate-glued Nordic spruce we use has the best performances for our construction (EN 14080: 2013, GL 24, GL 28 and GL 32, reaction to fire D-s2).

4 - Mineral Wool (5CM minimum), insecticidal resistant insect-resistant mineral insulation whose porous structure encloses the air in small capsules, allowing optimum thermal and acoustic insulation without stopping the house from breathing (Class of reaction to fire A1 [Incombustible], Thermal conductivity 0.037W / m².K, density 35Kg / m³).

5 - OSB 28MM Wood Panel, applied inside the structure due to its high mechanical properties and resistance to humidity (Class EN13986-2015, reaction to fire D-s2, flexural strength 20 / 10Nm²).

6 - Rain Barrier. A breathable membrane specially designed for wooden houses that allows waterproofing without however preventing the wall from breathing (Resistance to infiltration of water W1, water tightness 3000MM).