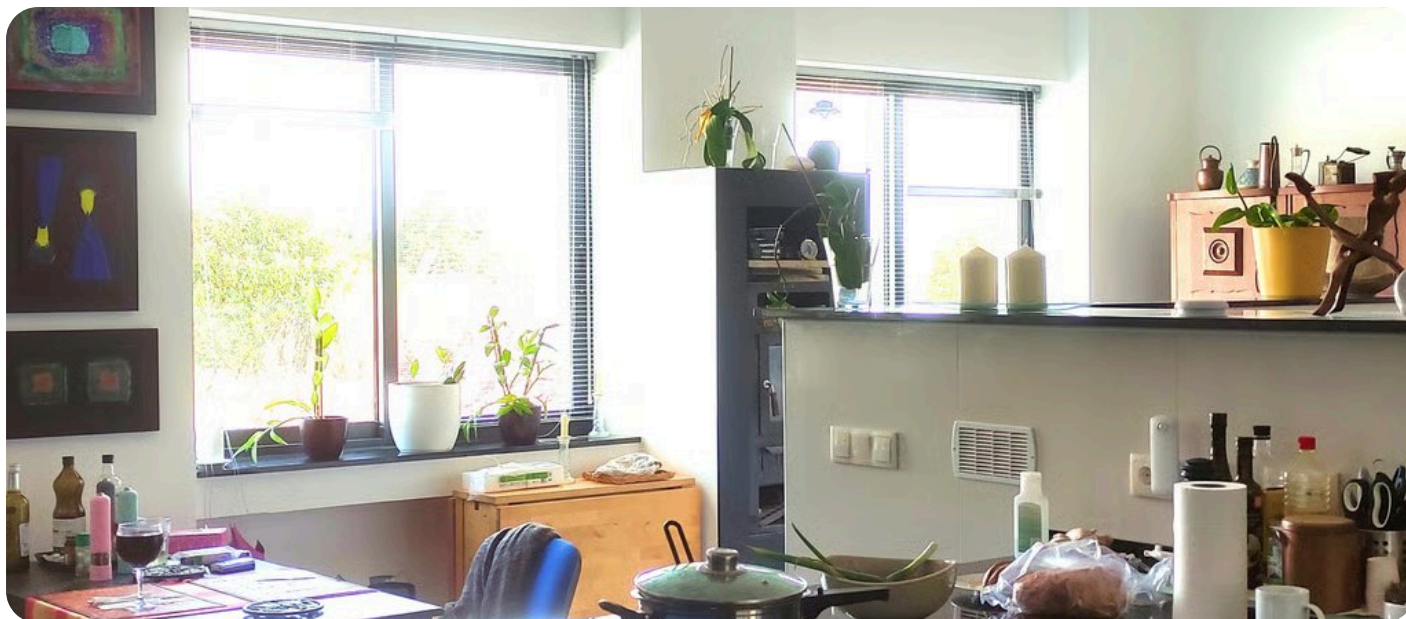




FOR SALE · CHANCELARIA, TORRES NOVAS (PORTUGAL)

Former village school turned loft, with a large garden

A village school from the 1950s, completely converted in 2021 into a bright loft: solid stone building, three large east-facing windows, open kitchen with granite, bathroom with Grohe fittings, underfloor heating with a heat pump and solar panels with battery storage – on a plot of about 1,500 m² with an old olive tree, fruit trees, vines and vegetable beds.

Price

€158,000

Plot

approx. 1,480 m²

Living area

approx. 70 m²

Terrace

approx. 25 m²

Converted

2021

Energy

solar + heat pump

The house

- Former school from the 1950s, solid stone construction
- Completely converted in loft style in 2021, with three large east-facing windows
- One large open space, divided by a half-height partition with granite top into kitchen/living area and sleeping area
- Kitchen with large cupboards, dark granite worktop with induction hob, sink and drawers; large double-door fridge with water/ice dispenser, built-in microwave, oven and dishwasher
- Exit from the kitchen and dining area to the north, towards the street
- Suspended ceiling in the kitchen and sleeping area with built-in LED lights and speakers
- Separate entrance from the terrace, with two built-in wardrobes
- Bathroom with Grohe WC and bidet and a large shower
- Small utility room with shelves, washing machine and freezer; storage and technical room

Areas

Plot	approx. 1,480 m²
Building (gross area)	approx. 82 m²
Kitchen and living area	approx. 25 m²
Sleeping area	approx. 25 m²
Entrance	approx. 4 m²
Bathroom / WC	approx. 4.5 m²
Utility room	approx. 5 m²
Storage and technical room	approx. 7 m²
Terrace	approx. 25 m²

Technical equipment

- Solar panels with 5 kWh battery storage, expandable
- Underfloor heating with heat pump
- Mechanical ventilation (VMC)
- 200-litre electric water heater
- Reversible air conditioning in the main room
- Fibre-optic internet

Garden and outdoor areas

- Courtyard-style terrace of about 25 m² with two doors to the garden
- Herb garden with a seating area under an old olive tree
- Landscaped garden with about 50 trees, vines and vegetable beds
- Parking space at the entrance (approx. 5 × 7 m) and gated parking in the garden (approx. 5 × 10 m)
- Well with a reserve of about 5 m³
- Automatic irrigation with two mobile water tanks of about 6 m³ each
- Garden house with new corrugated roof (approx. 24 m²) and metal garden shed (approx. 12 m²)



View over the plot

Photos



View from the street with the old olive tree



Garden with vegetable beds, the house behind



Vegetable beds, pomegranate and flowers



Herb garden under the old olive tree



Courtyard-style terrace with access to the garden



Kitchen with granite worktop and built-in appliances



Kitchen with fridge, oven and microwave

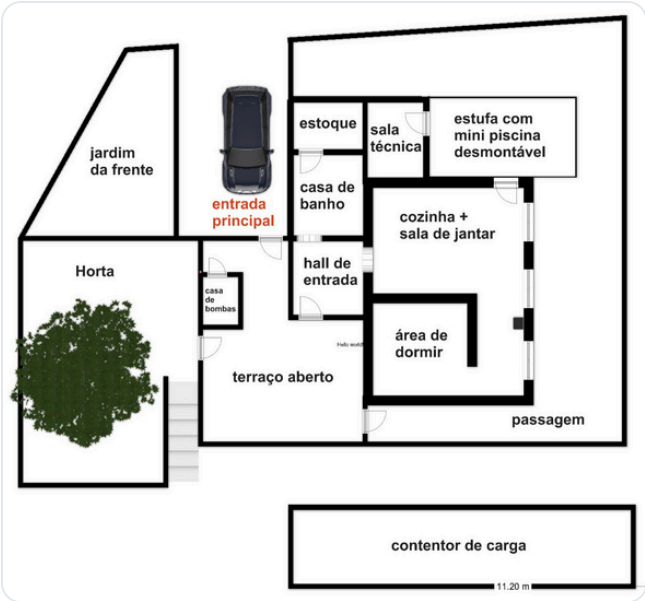


Kitchen looking towards the windows



Bathroom with Grohe fittings

Floor plan (labels in Portuguese)



Plot	approx. 1,480 m ²
Building (gross area)	approx. 82 m ²
Kitchen and living area	approx. 25 m ²
Sleeping area	approx. 25 m ²
Entrance	approx. 4 m ²
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Storage and technical room	approx. 7 m ²
Terrace	approx. 25 m ²

Location

Chancelaria lies in the heart of Portugal, at the foot of the Serra de Aire. Thanks to a special microclimate, the area is known for first-class citrus fruit and centuries-old olive groves – green, authentic and quiet.

Despite the rural calm, the main centres are close: the A1 and A23 motorways are nearby, the pilgrimage town of Fátima is just around the corner, as are historic Torres Novas with its castle and Tomar, the city of the Knights Templar.

Torres Novas (centre)	approx. 10 min
Fátima	approx. 15 min
Tomar (UNESCO World Heritage)	approx. 25 min
Nazaré and the Atlantic coast	approx. 45–50 min
Lisbon and airport	approx. 1 hr

Price and conditions

€158,000

- The roof will be cleaned before handover; the façade is sold as it is (no repainting).
- Residential use (habitação) is registered with the tax office (Finanças). The licensing with the Câmara is done by the buyer, ideally together with any extension; a contribution from the seller towards the costs is possible. This licensing is required for bank financing – without bank financing, the deed can be signed with the current documents.
- Viewings by appointment. Agencies are welcome; no exclusivity is granted.

Contact

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All information without guarantee; areas are approximate.