







€1,100,000

Ref: JL-91498

9 sqm

Property with 38,000 premium vines and 9 hectares of implemented area in the region of Trás-os-Montes, in the demarcated region of Alto Douro Vinhateiro, between Alijó and Favaios…

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logo
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Property Description

Property with 38,000 premium vines and 9 hectares of implemented area in the region of Trás-os-Montes, in the demarcated region of Alto Douro Vinhateiro, between Alijó and Favaios and relatively close to the town of Pinhão and the Douro River, Porto.

It is one of the most prestigious wine regions in the world, offering ideal conditions for the cultivation of high-quality vineyards.

The region is famous for its exceptional wines, especially Port and Moscatel, as well as red and white wines of supreme quality.

Quinta Granjó has 38,000 premium vines producing Port wine, Moscatel and other varieties of fine wines, as well as some fruit trees, enhancing a future development of wine tourism activity.

The property, currently cultivated, has a gentle slope, which will allow in the future eventual full mechanization of production.

It is also classified as a buildable space (according to the Municipal Master Plan of Alijó Town Hall).

It has three distinct entrances, closed by single-lane gates and a path that surrounds and crosses the entire property, which facilitates truck circulation to the essential points.

It has a water spring and an underground pipeline that carries water to three large tanks located in high strategic points, which facilitates, in the future if necessary, the installation of an irrigation system.

It also has infrastructures, such as a large warehouse, crawler tractor and respective tools, garage and a small facility for agricultural products.

It also has a small house used for storage.

Production summary (approximately 38,000 vines): Arinto (600); Viozinho (10,400); Moscatel Galego (20,500); Rabigato (1,000); Gouveio (2,700); Touriga Nacional (1,000); Touriga Franca (500); Cerceal (1,300).

Port Wine Yield: in 2022: 10,046 liters (18.2 barrels) and in 2023: 8,965 liters (16.3 barrels).

Moscatel Wine Yield: in 2023: 19,250 liters (35 barrels).

Total Production of the Property: approximately 100 to 120 barrels.

Final note: (approximately 55 barrels of Moscatel, of which 35 are certified Moscatel wine, and the others are mostly special white wine).

The warehouse contains several vats and wine production equipment, used only for family and friends' consumption, since in the last two generations the production was sold to the Favaios Cooperative Winery.

The Douro region is globally recognized for the quality of its wines, which makes Quinta Granjó an interesting investment with great potential for appreciation, being a prime tourist destination with growing demand in recent years, particularly for

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Gallery














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Additional Details

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Site Floorplan

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