







€3,900,000

Ref: EVW-02JYVQ

The Estate is located in Alto Alentejo, between Estremoz and Portalegre and relatively close to the border of Spain.In...

- Pool
- Garden
- Balcony

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logo

Property Description

The Estate is located in Alto Alentejo, between Estremoz and Portalegre and relatively close to the border of Spain.
In the rustic part, the vegetation cover is essentially composed of montane, not very dense, of holm oak and cork oak, with large secular trees resulting from spontaneous gestation, which gives it an authenticity and rusticity characteristic of the natural landscape of Alentejo in the past.
The urban part consists of a single-family house with two floors, with about 800.0 m2 of implantation area and close to 1,000.00 m2 of construction area. This urban article includes an area of □□1,349.69 m2 of landscaped patio with swimming pool.
The construction of the U-shaped building places the main residence in one of the wings, constituting a T5 type fire. On the ground floor it has: four bedrooms, five toilets, gallery, bedroom hall, entrance hall, living room, dining room, pantry and kitchen and, on the first floor, hall, a bedroom, closet, a sanitary installation and office.
In the other wing of the ground floor there is: a fire with typology T2, engine room, keeper's room, three boxes for horses, feed store and harness room. At the top of the pool are located: engine room, changing room and poolside toilets and two storage rooms.
The entrance to the house is through a large interior patio, typical of the old manor houses in Alentejo.
The construction, recent with reinforced concrete structure, exterior walls in ceramic masonry with double walls with air box, plastered and painted, frame in thermo-lacquered aluminum with double glazing, thermal cut and solar protection and even a central heating system with a boiler gas and accumulator cylinder with built-in electrical resistance, a system that guarantees the supply of domestic hot water. The stone masonry and the ground floor coverings are of good quality marble or lioz. The decorative pieces on the fireplace, on shafts, columns or gargoyles are antique originals of high value.
In the landscaped patio, there is a swimming pool measuring 8 x 12 m. The 10 hectares of the property still have construction approved for two buildings of considerable volume: It is foreseen in the "Provisional Development Plan" that the land is, in part, urbanizable and that, according to the owner's information, it will be possible to build 11,000 m2 for a complex hotel, which makes property fundamentally a quality tourism real estate investment.

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Gallery














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Additional Details

Property Features

Pool	Garden	Balcony

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Site Floorplan

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