

Quinta São Miguel da Acha

São Miguel da Acha, Fundão

46,000 Euros

Entrance gates, driveway, top part of land and house.



Description and Photos

 160 m²

 1.4 ha (3.5 acre)  Rural

 46,000

Short Description

Wonderful Quinta of 1.4 hectares (3.5 acres) with stone and brick house, good land, plenty of olive and fruit trees, 2 spring water wells and fabulous far reaching views..

160 m² granite / brick house with included barn to renovate. 1.5 km from village and 15 km from Fundão.

Key Data

Price:	46,000 Euros
Living space:	160 m ²
Construction:	solid stone house for renovation
Land:	14,000 m ² (3.5 acres)
Location:	Rural / no neighbours
GPS co-ordinates:	W7° 19' 45" S40° 00' 38"
Access:	Short dirt track (no 4x4 necessary)
Water:	2 spring water wells
Electricity:	Not connected. 300 meters
Phone / Internet:	Phone not connected (but no problem), Internet possible
Extra costs:	not more than 3,000 Euros: including purchase tax (IMT), notary deed transfer fee, property registration, solicitor/lawyer
Annual Property Tax ca.:	Under 40 Euros / year

Full Description

Wonderful Quinta with stone and brick house, plenty of olive and fruit trees and fabulous views

The 1.4 hectare land is good and fertile with around 80 olive trees and plenty of scope for keeping animals and growing vegetables. There are various fruit trees, orange and tangerine trees and two spring water wells.

The house, with barn and storage attached, sits in the middle of the land and has a large overall footprint area 160m². The stone work is good and the house is solid. The barn part is made of brick, part or all of it if desired could be renovated for additional living area.

The house roof is old but the tiles seem to be good and it is water proof. The house needs totally renovating inside, the main living area has a concrete floor with a corridor down the middle with a room off each side and 3 more along the bottom (see plan). The internal divisions are made with brick and could easily be taken down to open the space up a bit more.

At present there is no electricity connected but the nearest point is only 300 meters away so would not be costly to have connected if wanted.

The smallholding sits completely on it's own with beautiful natural surroundings and with outstanding far reaching views and no other properties in sight, only 1.5 km from the village. The access is a short dirt track in good condition.

São Miguel da Acha is a picturesque old stone village with restaurants, small shops, cafes, chemists, bakers etc, 15 km from the town of Fundão and 27 km from Castelo Branco.

Overall this is a very beautiful and peaceful smallholding at an affordable price, close to amenities yet 100% private just waiting for a new owner.

The GPS coordinates are W7° 9' 45" S40° 00'38".

Entrance gates, driveway, top part of land and house.



Entrance gates, driveway, top part of land and house.



Entrance gates, driveway, top part of land and house.



Entrance gates leading into fenced smallholding.



Olive trees in front of house.



Olive trees in front of house.







First night hand side room inside house.



Barn at back of house.



Barn at back of house.



Barn left hand side of house.



Barn left hand side of house.



Barn left hand side of house.



Water well.



Orange tree.



Orange tree, cactus and rosemary bush.



Orange and tangerine trees in meadow below the house.



Part of meadow below house.



Part of meadow below house.





