


Quinta Vale de Prazeres


Alpedrinha, Fundão

76,000 Euros



Description and Photos

 96 m² (250 m²)

 6 ha (15 acre)

 Rural

 76,000

Short Description

Beautiful organic 6 hectare quinta. Approx. 50 orange and tangerine trees. 100 olive trees, all sorts of other fruit trees & grape vines. Bordering with river/stream. Lots of spring water. Wonderful views. No neighbours.

96 m² granite stone house to renovate which may legally be extended to 250m². 3 km from village and 15 min. from Fundão.

Key Data

Price:	76,000 Euros
Living space:	96 m ² (250 m ²)
Construction:	solid stone house for complete renovation, may be extended to 250 m ²
Land:	6 hectares (15 acre)
Location:	Rural / no neighbours
GPS co-ordinates:	W7° 25' 29"; N40° 05' 04"
Access:	good 200 m dirt track (no 4x4 necessary)
Water:	2 natural pools, 1 well, spring water mine & river/stream
Electricity:	on property, connection max. 500 €
Phone / Internet:	Phone not connected (but no problem), Internet possible
Extra costs:	not more than 4000 Euros: including purchase tax (IMT), notary deed transfer fee, property registration, solicitor/lawyer
Annual Property Tax ca.:	Under 60 Euros / year

Full Description

This is an absolute pearl of Quintas, a smallholder's dream! 3 km from the village of Vale de Prazeres where there are some small shops and bars and a 10 to 15 minute drive to the town of Fundão. The access is on a 200 meter dirt track which is in good condition for any vehicle. The quinta is tucked away totally on it's own with 6 hectares (15 acres) of land. There are two very big open meadows bordering the river/stream and many other fields and terraces with around 50 orange and tangerine trees, approx 100 good well looked after old olive trees, and all sorts of other fruit trees including pears, apples, cherries, peaches, figs, and lots of grape vines and oak and cork oak trees.

There is plenty of water for irrigation coming from various sources, — 2 natural pools, 1 well, a water mine, and the river/stream.

Electricity is at the property but not connected, the fee would be minimal, around 500 Euros. The quinta is extremely productive and has always been farmed using only organic methods and fertilized with animal manure.

There are no neighbours and the far reaching views are fabulous, the quinta itself is beautiful and is really going to make someone a great smallholding. The area around Fundão is well known for its microclimate and is famous for its fruit growing, especially cherries.

The house is solid and made of granite stone but needs totally renovating inside. The footprint is approx 96 m² on one floor. Inside are 4 equally spaced divisions, one has an old stone baking oven. The house definitely has charm and once renovated will be lovely. The house is ideally situated on the land and behind it is a large threshing area for either threshing or drying beans and maize etc. If more room is needed, the house can be legally extended to a total living space of 250 m².

With so much beauty and so much space to put up a little chalet or two, or yurts, tipis or caravans, the quinta is absolutely ideal for eco living and/or running courses or some type of eco rural tourism business.

Fundão has a weekly farmers market, schools, hotels, a campsite, swimming facilities, a sports center, archaeological museum, shops and supermarkets of all kinds, it's a very beautiful area with easy access, famous for its micro climate, cherry growing, clean air, friendly people, natural beauty, archaeological interest, and the Gardunha mountains, 40 km from Castelo Branco.













