


Quinta da Barreta

Aldeia de João Pires / Penamacor

220,000 Euros



Description and Photos

 155 m² house +
30 m² barn

 10 ha (27.45 acres)  Rural

 220,000

Short Description

Stunningly beautiful 10 hectare smallholding in idyllic location, with gorgeous granite stone house, barn, meadows, lots of spring water and great views

Key Data

Price:	220,000 Euros
Living space:	house 82 m ² footprint, approx 73 m ² upstairs plus 34 m ² balconies; barn 30 m ² plus large covered area
Construction:	Local granite stone
Land:	10 hectares (24.7 acres)
Location:	Rural / completely private,
GPS co-ordinates:	N40° 05' 27.38" W7° 08' 27.25"
Access:	1.9 km good dirt track
Water:	3 water pools and 3 wells
Electricity:	connected
Phone / Internet:	not connected but easily done, Internet easily possible
Extra costs:	7,389.77 Euros: including purchase tax (IMT), stamp duty, notary deed transfer fee, property registration, solicitor / plus lawyer can cost 500 - 1,500 Euros
Annual Property Tax ca.:	Under 150 Euros / year

Full Description

Stunningly beautiful 10 hectare smallholding in idyllic location, with gorgeous granite stone house, barn, meadows, lots of spring water and great views!

Location: GPS coordinates N40° 05' 27.38" W7° 08' 27.25"

The Quinta da Barreta is set in a beautiful private location with fabulous views across the rolling countryside and to the pretty and historic village of Aldeia de João Pires. The access to the Quinta is a 1.9 km decent dirt track from the village. In the village is a bar/cafe/restaurant and a little shop. The larger village of Aldeia do Bispo is 4.3 km and the town of Penamacor is only 8 km.

Land: 10 hectares (24.7 acres) of fenced, rolling meadows. Ideal for horses etc. There are a few fruit trees, oaks and cork oak trees. There is lots of water on this property. There are three excellent water wells, two of which are capped with a hatch left for access. One of these wells provides fresh spring water to the house. There are three big water pools, one at the top of the land, one in the middle and one at the bottom. Two tend to dry up mid-summer if there is little rain over winter but the middle one always has lots of water. For 8 to 9 months of the year the land is lush and green and there is a little stream running through the property.

House: Recently renovated, this is a real gem of a house. The ground floor has an area of 82 m² and the first floor 73 m² plus another 34 m² of balconies. The walls are thick, pointed granite stone, and all windows and doors are made of chestnut wood and double glazed. The roof and balcony timbers are made of Nordic pine. The house is connected to mains electricity, it's own spring water and has a two chamber soak away septic tank. To put your own stamp on the house, the buyer can choose the kitchen floor tiles and units, the ground floor floor tiles and one bathroom suite. We will supply and fit for the price of 12,000 € plus VAT.

Ground floor: Entrance room with small bathroom containing shower, toilet and washbasin. Lounge or office with stairs leading to first floor. Two bedrooms and a bathroom; bath, shower, toilet, sink and floor tiles to be chosen by buyer.

First floor: Large open plan/kitchen/diner/living room. Vaulted ceiling with exposed wooden beams. One huge window gives fabulous views to the distant village and rolling countryside. The living room area has a pine wood floor. The buyer can choose the kitchen units and floor tiles. There is an open fire place. There are three covered balconies. One huge wooden one off the kitchen with fabulous far reaching views. The balcony is supported by large granite stone pillars. There's another big one to the front of the house, made of granite with stone floor tiles and steps leading to ground level. This balcony also has fabulous views over the Quinta and beyond. To the rear is a much smaller balcony also with steps to ground level.

Barn: Block built barn/store with 30 m² and a large covered area that is a bit tatty and needs some attention.

With all the qualities the Quinta da Barreta has, it will definitely make someone a fabulous home and smallholding. Come and check it out!

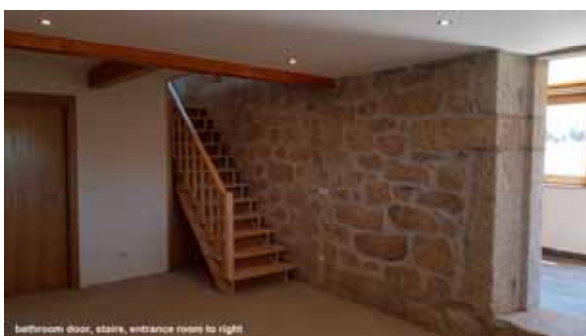


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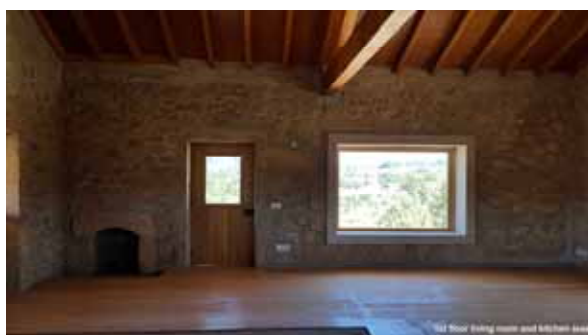
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house, meadows, stream through middle



house, meadows, barn



meadow below house and access track



meadows, well and middle water pool



stone table and chairs, meadows behind



meadow



meadows below house



house, meadows, barn

