

## Quinta das Rasas

Medelim / Penamacor

# 115,000 Euros



## Description and Photos

 190 m<sup>2</sup> + 88 m<sup>2</sup>

 15.5 ha (38 acres)

 Rural

 115,000

## Short Description

Big and Beautiful ! 15 hectare quinta, 2 houses, huge potential!

## Key Data

Price:	115,000 Euros
Living space:	190 m <sup>2</sup> footprint plus 88 m <sup>2</sup> footprint
Construction:	Local granite stone
Land:	15.5 hectares (38 acres)
Location:	Picturesque, rural, private, short walk to village
GPS co-ordinates:	see GE image in photos
Access:	short dirt track
Water:	Borehole and spring water pool
Electricity:	connection fee up to 5,000 €
Phone / Internet:	not connected but easily done, Internet easily possible
Extra costs:	not more than 4,000 Euros: including purchase tax (IMT), notary deed transfer fee, property registration, solicitor / lawyer
Annual Property Tax ca.:	Under 100 Euros / year



Getalife Unipessoal Lda.  
Arrochela, 6100-511  
Pedrógão Pequeno  
Sertão, Portugal

E-mail [getalifeproperty@gmail.com](mailto:getalifeproperty@gmail.com)

Land line (+351) 236 48 70 27  
Mobile (+351) 916 94 54 17

## Full Description

### **Big and Beautiful! 15 hectare quinta with 2 houses to renovate and huge potential!**

The Quinta das Rasas is an enchanting 15.5 hectare (38 acre) smallholding with incredibly far-reaching views over the surrounding countryside and to the Serra da Estrela mountain range. The property is totally private, lovely and quiet, with no neighbours. It has a really nice feel to it especially during the 8 to 9 months when it's lush and green. There are lots of big cork oak trees and around 250 olive trees. The quinta has borehole spring water plus a large water pool that gives lots of water most of the year but generally dries in the summer months.

There are two granite stone houses in need of total renovation. One has a vast footprint of 190 m<sup>2</sup> and is L-shaped. The other has a footprint of 88m<sup>2</sup>. Electricity would cost up to 5,000 Euros to have connected.

We have a contract with a local cow owner that his 18 cows can graze the land until October 2019. He pays 3,500 Euros per year. The cows are not actually on the land all year. The owner of the cows is very friendly and easy-going. This contract will pass to whoever buys the quinta and the cows must be allowed to graze there until the contract runs out in October 2019.

The land is completely fenced except for the parts marked in intermittent green and red on the map (please see photos). This is to allow the cows to also graze neighbouring land.

The access to the property is on a short country lane. It's a quick and easy walk into the picturesque old stone village of Medelim. The village has a couple of restaurants, a shop, cafés / bars, baker, post office, chemist's, petrol station and a doctor. The town of Penamacor is 16 km, Idanha-a-Nova 13 km and Castelo Branco 36 km.











