

Quinta de Laranjeira


Val de Prazeres, Fundão

75,000 Euros



Description and Photos

 109 m²

 3 ha (7.4 acre)

 Rural

 75,000

Short Description

Enchanting 3 hectare (7.4 acres) smallholding brimming with top quality fruit trees, grape vines, olive trees and orange and tangerine groves. Open flat fields, lots of spring water and lovely location.

109 m² granite stone house to renovate, with brand new roof, electricity and easy phone line and mains water connection.

Easy walk into village of Vale de Prazeres, 10 min. drive from town of Fundão.

Key Data

Price:	75,000 Euros
Living space:	109 m ²
Construction:	solid stone house, interior renovation necessary
Land:	3 hectares (7.4 acre)
Location:	Rural, easy walk to village
GPS co-ordinates:	W7° 26' 04"; N40° 06' 27"
Access:	100 m dirt track (no 4x4 necessary)
Water:	various spring water sources (easy mains connection)
Electricity:	connected
Phone / Internet:	easy phone connection, (only need to buy the phone, connection free), Internet 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 60 Euros / year

Full Description

Enchanting 3 hectare (7.4 acres) smallholding brimming with top quality fruit trees.

The Quinta de Laranjeira would be a lovely place to live; it's the kind of place you immediately get a great feeling about as soon as you arrive there, the wide open views, the sunny aspect and the beautiful location. It's so nice just wondering around all the different parts of the land picking fruit as you go. The fruit trees in season are absolutely laden. There is a sharon fruit orchard, lots of the common 'Galega' olive trees and a few of the 'Cordovil' variety full with huge olives especially for eating. There is an orange and tangerine grove and so many other good fruit trees dotted over the land including pears, apples, loquat, figs, plums, quince, cherries, peaches, pomegranate and chestnuts. There is plenty of space for veg growing and lots of spring water sources for irrigation and for drinking. One spring runs through the middle of the land in a channel like a stream, others fill a stone tank and wells.

There are 3 large open fields that could be used for a variety of purposes or just simply left to enjoy. Any work you wouldn't want to do yourself we can set you up with a friendly and reliable local, he prunes trees and vines for 50 Euros a day and does grass cutting and land cleaning etc with a tractor at 28 Euros an hour.

The house has a 109 m² footprint and is made of granite stone except for a very small part built up in brick to carry the ring beam for the new roof. There is one large open room in the middle and two smaller rooms at each end. The roof and walls are perfect though the inside needs to be completely renovated. The location of the house is a very pleasant spot with good open views all around and lots of easy parking space. Once the house is done up it's going to make a fantastic place to live. Electricity is connected and phone line and mains water (if wanted) would be cheap and simple to connect.

Although completely quiet and private it's an easy walk into the granite and cobbled village of Vale de Prazeres where there are some bar/cafes, small shops and post office etc. The access to the property after leaving the tarmac road is 200 meters on narrow cobbled lanes and 100 meters on a reasonable dirt track.

The village of Alpedrinha is approximately 4 km and the town of Fundão is a 10 minute car drive.







inside house



inside house



tangerine and olive trees



tangerine tree



type of many orange tangerine trees with olive trees



tangerine trees





arable meadow with olive and fruit trees



arable meadow with olives and fruit trees



open meadow



arable meadow with olive and fruit trees



meadow, vines, fruit and olive trees



meadow





