

Quinta do Carrascal

Lousa

49,500 Euros

Description and Photos



 40 m²

 5,000 m²

 Rural, private

 49,500

Short Description

Great little smallholding with an abundance of fruit and olive trees on 5,000 m² and a cozy 40 m² traditional granite stone close to Castelo Branco.

Key Data

Price:	49,500 Euros
Living space:	40 m ²
Construction:	local granite stone
Land:	5,000 m ²
Location:	countryside, picturesque, private, 5 mins drive to village
Access:	very good tarmac lane
Water:	well water
Electricity:	not connected, cost for mains ca. 7,000, solar recommended
Phone / Internet:	not connected but easily done, internet easily possible
Extra costs:	around 3,500 Euros: including purchase tax (IMT), stamp duty, notary deed transfer fee, property registration, solicitor / lawyer
Annual Property Tax ca.:	Under 100 Euros / year

Full Description

Great little smallholding with an abundance of fruit and olive trees!

The Quinta do Carrascal is a very pretty smallholding with 5,000 m² of good land consisting of 60 olive trees, eight citrus trees, three apple trees, one fig tree, one loquat tree, three cork oaks, two pine nut trees and a good stone water well.

There's a big flat fertile field providing more than enough space for any vegetable / crop growing. The property is situated in total countryside in a private and idyllic setting.

The house (40 m²) is habitable, made of solid granite stone and has one room with a working stone fireplace, another room which was used as a bedroom plus a little bathroom and a store. The future buyer will have to fit a kitchen.

Water was pumped from the well to a tank on the back of the house and gravity fed into the house. There is no mains electricity. To have it connected the price would be 7000 euros plus VAT. Solar would be a cheaper option.

The access is on a good tarmac country lane. The village of Lousa is less than a 5-minute drive where there are four cafe/bars, two mini supermarkets, and a cash dispenser. The distance to the next large city Castelo Branco is only 17 km.







