

Quinta da Póvoa

Póvoa da Atalaia, Fundão

32,500 Euros



Description and Photos

🏠 55 + 40 m²
(240 m²)

🌳 1 ha (2.4 acre)

🏡 Rural /
no neighbours

💰 32,500

Short Description

Fabulous 2.4 acre retreat / smallholding with stone ruin to renovate, 80 olive trees, mixed fruit trees, little vineyard, spring water, views and total privacy. 1 km from village, 15 minutes to Fundão town.

Key Data

Price:	32,500 Euros
Living space:	House 55 m ² , attached stores 40 m ² , total area registered for habitation. House can be increased up to 240m2, 120m2 x 2 floors.
Construction:	Good solid local stone, complete interior renovation/conversion necessary
Land:	1 hectare (2.4 acres)
Location:	Rural / completely private, easy walk to village
GPS co-ordinates:	N40° 3' 29' W7° 25' 29"
Access:	600 m dirt track, a little rough in places but 4x4 not necessary
Water:	One well, one large water pool
Electricity:	Not connected, 600 metres
Phone / Internet:	Phone not connected (but easily done), Internet easily possible
Extra costs:	not more than 2,500 Euros: including purchase tax (IMT), notary deed transfer fee, property registration, solicitor/lawyer
Annual Property Tax ca.:	Under 50 Euros / year
Remark:	We can help with builders for any kind of jobs, renovation or otherwise

Full Description

Charming 2.4 acre smallholding with granite stone house for renovation, olive trees, fruit trees, grape vines and plenty of spring water!

The house is made of local granite stone, and is registered for habitation. It needs total interior renovation and a new roof, and has a registered area of 95 m², including the attached shed and animal pen. The total area can be renovated and increased in size up to 240 m², that's 120 m² x 2 floors, the maximum is 120 m² per floor.

The access to the Quinta is on a 600 m dirt track, it's a little rough in places but a normal car will get there no problem.

The nearest electricity point is also 600 metres away; this would make the connection fee up to 6000 Euros plus VAT.

The Quinta has 2.4 acres of land with 80 olive trees, various types of fruit trees, a little hobby vineyard, one well, plus another big natural water hole / pool.

There is lots of space for vegetable / crop growing and plenty of water for irrigation from the water pool.

At the bottom of the land is quite a large stream, unfortunately it dries up towards the end of summer but for the rest of the year has a lot of water.

The Quinta has good far reaching views over the village and to the Serra da Gardunha hills.

The Quinta da Póvoa is set completely on it's own, with no neighbours, 1 km out of the village of Póvoa da Atalaia, where there are numerous little shops and bars / cafes etc, and the good market town of Fundão is a mere 10 to 15 minute drive.





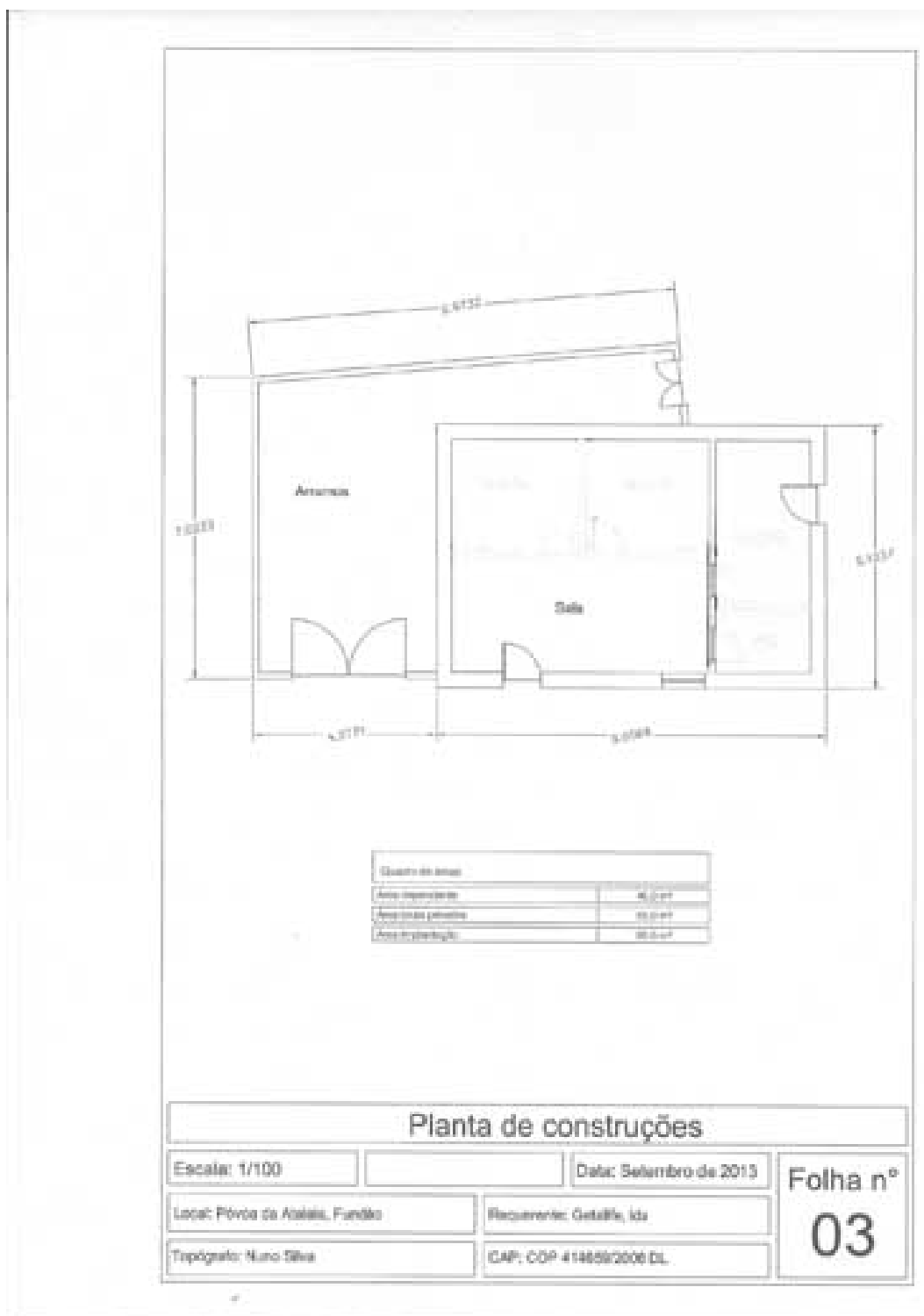


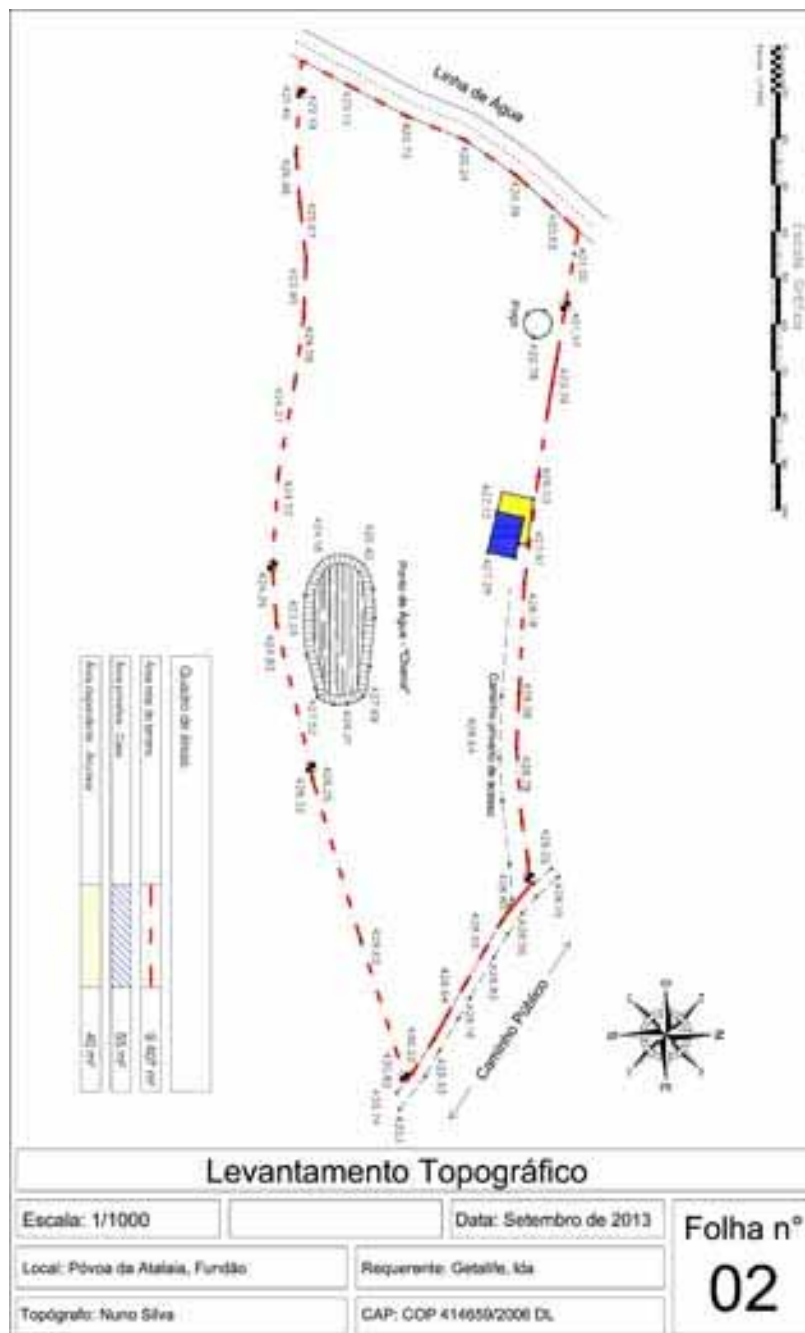


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Planta de Localização			
Escala: S/Escola		Data: Setembro de 2013	Folha n°
Local: Póvoa da Atalaia, Funchal	Requerente: Getalife, lda		01
Topógrafo: Nuno Silva	CAP: CQP 41665A/2006 DL		