

ADH175: Casais Smallholding

4 hectare smallholding



Very scenic, private, stone-built quinta with a further house for renovation and a garage (which could be converted). Mains electricity and lots of spring water. House currently being renovated. 4 hectares of land. No neighbours. 2.5km from small town.

The property is totally on its own with no neighbours. There are other properties close by but not visible. The village of Casais is about 1km and the small town of Cernache de Bonjardim with a school, bank, market, shops, restaurant, cafés etc is approx 2.5 km.

The property has great far-reaching views and is set in 4 hectares of land, comprised of 6 big agricultural terraces with 3 separate spring water supplies (one of which supplies the house) and a large hillside area of tree and scrub land.

The place has been abandoned a bit over the last few years and needs bringing back to life.

There is plenty of space for growing food and keeping animals and there are a lot of grape vines and fruit trees.

The footprint of the house is approx. 70m². The ground floor is storage/wine cellar and above is a kitchen, 4 rooms and a bathroom. The house is currently being renovated for the sale and work will include increasing the size of the bedrooms, 2 new bathrooms (so all 3 bedrooms will be en-suite), central heating, new floors throughout and the entire house painted inside and out. Plus an outside bbq area. The work will be complete in January/February 2008.

Next to the house is a water tank, this is also being cleaned up and retiled to create a splash pool.

Below the house is a good size stone building (registered for habitation) and some 50m up from the house is a newly renovated garage (registered on the property's paperwork and thus can be converted to further living accommodation if desired).

With plenty of land, water, sunshine, privacy, views, and a good house this place will make someone a very nice home and smallholding.

UPDATE: The owner is now going to do a lot more to the property than originally planned and the price is going to be put up to 175,000 euros. He's now, apart from the work mentioned above, going to build a whole new storey, taking off the roof, building it up a bit and create a big open plan room in the roof with another bathroom, insulate it all and put in wooden floors and ceilings. Central heating and air conditioning will be put in too.

Price: 175,000 euros