

# CM325: Loural Village

Mountain village of 16 houses in 17.7 hectares



Built over 100 years ago, and inhabited until just 2 years ago, this now deserted village is for sale as a whole, by the descendants of the extended family that has lived there for the past 3 generations\*.

Nestling in a mountain valley with spectacular views, the village has 16 houses built of xisto (slate), 3 stone outbuildings, a ruin, and a small watermill.

The village is set in 17.7 hectares with mixed forest of pine, oak, chestnut and eucalyptus on the higher slopes and stone-walled terraces with good soil for cultivation on the lower slopes and the valley bottom.

A stream with two small waterfalls (the highest is about 3m) runs through the property. The watermill is situated next to the higher waterfall and retains the original millstones and water wheel.

All the village houses need renovation (although two are very basically habitable), most have sound walls and some have new rooves. A couple of the buildings have no rooves but the original slate tiles have been carefully saved to re-use during renovation. There are many large chestnut, oak, eucalyptus and pine trees on the property that could also be used for reconstruction / renovation.

The village has electricity connected, including 5 public street lamps. Water comes from 3 pure natural springs (there are 3 taps outside the houses but no interior plumbing at present) and one well. A telephone line runs to the village and just needs re-connecting.

The village is situated circa 5km from Colmeal, the closest towns being Arganil and Gois (both circa 45 minutes drive). Access is good along tarmac mountain roads and then a dirt track (circa 500m) which is in very good repair and ends just a few metres from the houses which are reached via footpaths and slate steps. If desired, it is possible to create a second access track above the houses.

Very peaceful and private location in the middle of nature this property has almost infinite possibilities for development. For example a tourist project (adventure sports or retreat) a community / co-operative living project, or just for a few families / friends as a permanent or holiday home.

All the terraces were farmed until 2 years ago and a few are still tended by the last remaining descendant who lives in the area. The family are willing to help the new owners with anything they can to help bring the village back to life - or just to tell the stories of their life and the many happy memories they have of the village.

There are many vines on the land and one of the outbuildings still houses all the equipment necessary to produce wine. A further outbuilding contains a large community bread oven.

\* This is not a complicated sale involving multiple owners - one person has been legally appointed to deal with the sale of the village.

Price: 325,000 euros

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