

# ADH485: Quinta da Ponte

Quinta with several buildings - ideal tourism project



Fabulous walled and cobbled quinta, 9km from Tomar. 1,000m<sup>2</sup> of buildings including 2 houses, huge functions hall, very big garage and store, swimming pool, over a hectare of flat land, hundreds of fruit and nut trees, flower gardens, and great views. Would be ideal for tourism project.

This wonderful quinta is situated 9km from the popular and historical World Heritage town of Tomar, 3km from the large village of Serra where there are bars, restaurants, banks and shops etc, and 1.5km from the Castelo de Bode lake. The property is completely walled and all pathways, parking areas, the drive etc are cobbled with traditional 'Calçada Portuguesa'.

The swimming pool is 11m long x 5m wide with a large sun terrace all around that can be illuminated at night. The pool is raised so there are great views of the surrounding countryside.

The land, just over a hectare, is divided into various fields and gardens. There are approx. 400 fruit, nut, olive, and citrus trees, plus grape vines and pretty, relaxing spots full with flowers and shrubs, and a fish pond.

A borehole provides water for an automatic irrigation system and water is piped throughout the whole quinta.

For the last 25 years Sr. Dias has been employed as the gardener/handyman of the quinta. If whoever buys the property would like him to stay on he would work 2 or 3 days a week for 40 euros a day.

This would be a great property for 2 families or for those with a tourism project in mind.

## Habitation 1 (main house) 221.81 m<sup>2</sup>:

4 bedrooms -- each with private bathroom (some bathrooms need a little tidying up). 1 kitchen (needs a little modernising). 1 store room. 1 lounge/diner with doors leading out to garden area (open fireplace). 1 entrance hall. Furnished. Canalisation for air conditioning in place. Alarm system.

**Habitation 2 (long stretch of buildings off main house) 187.95m2:**

Big unit with toilet, kitchen, big walk-in bread/pizza oven area and renovated wine store. Next to this is the old chauffers' quarters with entrance hall, bedroom and bathroom, woodstore and covered carport for 2 cars.

**Anexe 1. First floor- 148.88m2, Second floor- 173.00m2:**

Huge open garage with bread oven and BBQ room. Big store with tractor and accessories included in sale. Toilet and 20m2 refrigerated cold storage room.

**Anexe 2. 273.50m2:**

Huge hall with open fireplace. It was used for wedding receptions, baptisms, and other functions. Could be kept as functions hall or could be turned into further accommodation. Entrance room with 3 wash basins. Men's toilets - 2 washbasins, urinals, 2 toilets and bidets. Women's toilets - 2 washbasins, 2 toilets and bidets. 1 big catering kitchen. 1 bathroom with toilet and shower. Canalization for A.C. in place. Alarm system.

**Price: 485,000 euros**