

## ADH50-2: Quinta Fonte da Pinta

Big private smallholding with at least 150m river frontage.



Fantastic property that includes permission for converting existing building to 120m<sup>2</sup> house. Outbuildings. River frontage. Terraced land with vines & olive trees. Large hillside area. Possibility to buy another 7,500 m<sup>2</sup> of adjoining woodland. This smallholding is completely private and seems very isolated but the town center of Sertã is within easy walking distance, (circa 1.5km).

The building needs to be turned into a house. It's made of brick with a stone wine cellar. It was never lived in and was used only for storage. Now it's registered for habitation with 120m<sup>2</sup> on 2 floors. There is one large outbuilding plus another smaller one.

The land consists of various terraces following the valley around, with about 20 olive trees and lots of vines and a really big open flat sunny field bordering the river for at least 150 to 200 meters. There is plenty of water in the river for irrigation and there are some really nice shady spots -great for having a dip in the water or having a siesta on a summer afternoon.

There really is a lot of space, ideal for self sufficiency or for anyone who just wants to escape to their own private retreat. The hillside above the house could be replanted with mixed trees or it would also make an excellent vineyard. The quinta is registered as having 6,400 m<sup>2</sup> of land but in reality must have at least 10,000m<sup>2</sup>. There is also the possibility to buy another 7,500m<sup>2</sup> of adjoining pine forest, recently cleaned, and belonging to the same owner, for 35,000 euros.

At the moment there is no electricity or mains water (although it's close), but as part of the sale the owner will have one or the other connected. The access to the property is a track through the forest about 50m long. To the house it's about 150m.

**Price: 50,000 euros**

[www.pureportugal.co.uk](http://www.pureportugal.co.uk)

UK phone 0871 5048938 / PT phone 917147767