

CR375: Quinta do Vale

Beautiful quinta with 4 storey house plus barn & ruin on 1.5ha



The property is in total approx. 1.5 hectares and comprises three articles (plots) which can be purchased as a whole (375,000 euros) or separately (please enquire).

4 storey main house on 5,770m² plot: The house comprises of the original 2 storey house (200yrs old) and a new 3 storey extension with basement.

The front door opens onto a good-sized room currently used as a snooker room, with doors through to a large living room with ceramic tiled floor, solid oak windows, & wood-burning stove. The wood-burning stove can, if desired, heat radiators throughout the house and the plumbing for this is already in place. To the rear of the living room, and partially separated, is a smaller room (used as an office) with one wall in glass blocks with inset antique stained glass window, and patio doors onto a balcony. The doors are double-glazed with solar reflective glass. A stable door leads from the living room onto a covered outside stairway to the back garden, basement flat & wine cellar/store.

A door from the living room leads to the kitchen, in the old part of the house, with newly fitted kitchen (units with black polished stone worktops & corner shelves). A gas boiler provides hot water and there is a new traditional-style Portuguese range for heating and cooking. Off the kitchen is a shower room with shower, WC, and washbasin. An old stone arch leads from the kitchen into a snug/study with open fireplace, exposed granite stone walls, ceramic tiled floor and wooden ceiling with exposed beams. A wooden staircase leads up to a double bedroom in the attic with built-in wardrobe.

From the living room, a staircase leads up to the master bedroom with en-suite bathroom (corner bath with shower, WC, and vanity unit with washbasin). The master bedroom has patio doors onto a large balcony (doors are double-glazed with solar reflective glass). There is a further double bedroom on this level.

From the master bedroom balcony, and outdoor staircase leads up to a further balcony on the third floor and another room 'The Sanctuary' that is currently in use as a music room but would also be ideal as an office/study or a teenager's bedroom.

In the basement is a self-contained apartment with shower room and kitchenette with plumbing for sink unit, washing machine, and gas inlet for oven.

Below the kitchen in the old part of the house is a small wine cellar/store room with thick granite walls to keep it cool.

Ruin on 3,160m²: 200 year old granite stone ruin for renovation. The ruin has good access along a dirt track (which continues down to the main house) from the tarmac road. Next to the ruin is an old threshing floor with stunning views across the valley which would make a fantastic patio / bbq area.

Ruin on 8,210m²: Remains of a house (only the floor still exists) to be rebuilt if desired. This part of the property has its own access along a dirt track from the tarmac road.

Outbuildings: 36m² garage and a 36m² workshop.

Land: The north-west facing land is mainly terraced with some scrubland with pine & eucalyptus trees at the top, and around the borders, of the property. There is a variety of trees on the land, including olives and fruits. At the front of the house is a small garden with palm trees and flower borders, and a barbecue area. At the back of the house is another small garden area, bordered by a little stream and mature trees. There are two ponds in this garden, one a natural pool and one a man-made pool with solar fountain. There are many secluded areas on the land ideal for caravans, yurts, tipis, etc.

Services: Electricity is from sun & wind and the solar panels, wind generator, inverter & battery bank are included in the sale. Each floor of the house has its own fuse box, and the basement apartment is on its own separate circuit. All low-energy light fittings are included in the sale. Water is from a water mine and is plumbed into the house. There is a further unused water mine, and another, partially collapsed, water mine. Toilet waste and greywater filters through two septic tanks. Telephone is not currently connected but could be easily installed, and broadband internet is available. Mobile phone reception is good. Satellite TV.

Location: The Quinta is situated along a private track (approx 100m to the ruin and 200m to the main house) off the main road between Midões and Tábua. The quinta is situated in an open valley with great views, and enjoys plenty of sun throughout the winter. Peaceful and secluded location yet only 5km to Tábua town with all amenities. Coimbra is approx. 30 mins drive, Porto approx. 2hrs, and Lisbon approx. 3hrs. The nearest train station is Santa Comba Dão, approx. 15 mins drive.

Price: 375,000 euros

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