

# JAT390: Riverside Quinta

A fabulous riverside quinta with a 180m<sup>2</sup> two-storey, 3 bedroom, restored stone farmhouse plus renovated one bedroom guest cottage. Idyllic smallholding, equestrian property, and/or small tourism project.



## Farmhouse Ground Floor:

- Large fitted kitchen with wooden units and polished granite worktops (plus new appliances by negotiation). Breakfast bar, dining area, and living area with woodburning stove that heats the whole house. Door to terrace with brick-built barbecue and plumbing for sink.
- Large walk-in pantry.
- WC/laundry room with toilet, bidet and wash-basin.
- Two-car garage/workshop (with access door from kitchen).

## Farmhouse First Floor:

- Huge living room with fireplace with woodburning stove and door to balcony. Views over the river and small waterfall.
- Master bedroom with large built-in wardrobe and door to balcony. Views over the river and small waterfall.
- Large en-suite bathroom with jacuzzi bath, double basin vanity unit, large shower, WC and bidet.
- Two good-sized double bedrooms.
- Family bathroom with bath (shower over), wash-basin, WC and bidet.

## Attic:

- 180m<sup>2</sup> with electricity, plumbing and drainage - ready for conversion to extra living accommodation if desired.

#### Amenities:

- The farmhouse is double glazed throughout and has diesel central heating in addition to the two woodburning stoves (the owners only use the very efficient stove in the kitchen!).
- 3-phase mains electricity is connected to the farmhouse, the cottage, and the stable block.
- Water is pure, natural, mountain spring water supplied as a mains service at an annual cost of just 10 euros.
- Telephone line with broadband internet.

#### Guest Cottage:

- The self-contained guest cottage comprises an open plan kitchen/dining/living room on the first floor and a double bedroom and a WC/shower room on the ground floor.
- The guest cottage has its own slate patio and a little terrace garden with access to the river and a wonderful plunge-pool/swimming spot.

#### Land & Outbuildings:

- Immediately surrounding the farmhouse is a landscaped area ready for the new owners to create their dream garden.
- A cobbled driveway/parking area leads to the quinta's private, gated, access track (approx. 150m to tarmac lane).
- The property has just under 2 hectares of flat land with approx. 380m of private river frontage. The river has a small waterfall and a fantastic plunge-pool/swimming spot. The river is good for fishing (including trout) and there is also a trout farm nearby for those who like a guaranteed catch!
- There is a fenced paddock plus a stable block (2 stalls, hay-store, and donkey stall, plus rat-proof chicken shed) with a fenced yard. Automatic watering system in yard and paddock.
- The land has a variety of fruit trees and would be perfect for cultivation. A sprinkler system provides irrigation from the river.

#### Location:

- The quinta is located just below a little mountain hamlet with pretty slate cottages and friendly neighbours.
- The area is wonderful for hiking, birdwatching, swimming, fishing, horse-riding, etc.
- The nearest village is approx. 3km and has a grocery store, primary school, café-bar, and a restaurant reputed to be the best in the region.
- The nearest large towns with all facilities are Pampilhosa da Serra, Gois, and Arganil (all approx. 20km).

Price: 390,000 euros