

ACN450: Quinta do Mamede

Eco Farmhouse on 6.5 hectares Organic Land



This house has been built without using Portland cement of any sort, trying to achieve the best results both in terms of quality and durability of construction and ecology. The walls are made of thermal bricks and all the mortar used is made with lime and pozzolanic additives, to achieve a building with no humidity and long-lasting construction, based on the rules and system of construction of traditional buildings. One year after building, not the smallest crack or humidity spot has been detected on the walls. The arches are made with handmade bricks as can be seen on the photographs.

The roof structure, windows and doors are made of Japanese cedar that is not attacked by fungus or insects and so needs no chemical treatment. Roof insulation is made with cork panels.

The pipes are installed for central heating by a kitchen wood oven, but this one is not yet in place, so far a wood stove and small electric appliances in rooms are the only heating installed and needed. Water is heated by solar panels with the help of electricity in winter.

Architectural projects made by the architect owner are approved by the municipality, and they include three houses, adding up to around 650m² including porches, and several agricultural buildings adding up to a further 600m² - these include the old house in one of the photographs which is in need of renovation. All the other photographs are of one of the designed houses, that has already been built by the owner, and has around 240m² including porches.

There is also another agricultural building of around 300m² of low construction quality that is part of one that was already in place and is intended to be substituted by one of the mentioned designed agricultural buildings.

Nearly all the surface of the land can be farmed, and around 75% are first grade soils that are classified as Reserva Agrícola Nacional (National Agricultural Reserve), being some of the best quality soils in the surroundings, and **certified for organic farming**.

Water is plentiful, either by a well or small existing artificial lake. There is an irrigation system installed for horticultural farming that reaches around 25,000m² (2.5 hectares) of the agricultural soils and is doubled by an electric grid so that electric implements can be used.

A photovoltaic system consisting of three rotating panels supplies the grid and nowadays generates an income of around 300€ per month and can be purchased for 25,000€ in a separate deal from the farm, or can be taken away by the present owner.

The quinta can be accessed by two tarmac roads, though the last 200 or 300m from each of them are dirt roads until the quinta's entrance. Along the east side of the farm is the "Ecopista" which is a bicycle track that connects Évora with Arraiolos (one of several around Évora), this one having been built on the bed of an ancient railway, and leads almost directly to the centre of town and several schools.

Price: 450,000 euros

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