



BAB39: Quinta Cachaca

Stone ruin with views of the River Mondego, with 1 hectare of terraced land.



Quinta Cachaça is a very beautifully situated small farm half way between the village of Póvoa de Midões and the River Mondego. With 1Ha of agricultural land with a ruin, registered as habitation house of 50qm, natural water supply and enough sunshine it is possible to live here on a self sustainable little farm. The Portuguese population lived and worked here until about 20 years ago.

The house is a small stone ruin, with a stonewall to the east. The old registered footprint of the house is 50sqm, so it will be possible to construct a house of this size. So the old existing ruin might serve as a kitchen, the stonewall to the east could be the foundations for a bathroom, and the first floor could have 2 bedrooms and the living room. The view from the livingroom from 1st floor will have a view in the whole valley - east and west - down to the river Mondego - with sunrise and sunset.

There is no electricity on the land but enough sun for a reasonable delivery of solar energy. Electricity from main grid might be estimated around 20T€. The delivery of telephone takes about 2 months, is very easy and not expensive. It is possible to get an internet connection in this region too.

There is a little stream running during most of the year to provide you with water. Evolution with boreholes up in the village might have reduced the natural water flow down in the valley a little bit, so a bore hole for water in the summer could be necessary.

The land used to be a Portuguese farm, there are lots of olive and other fruit trees. The land is clean; the shepherd uses it for grazing at the moment. Pruning the trees will bring them back into good agricultural use. The land is shaped in big terraces with tractor access. Under the house is the big garden terrace with natural water supply. The garden could be watered naturally by the little stream during almost the whole year.

There are three different driven accesses from the village Póvoa de Midões to Quinta Cachaça. The shortest one best by jeep, whilst the others are drivable with normal cars during all year. From the Quinta Cachaça is a footpath (alternative by tractor, motorbike or horse) down to the river, same way as the shepherd and sheep walk down ... Cars can be parked out on the sandpath of the Quinta, but there is also a grassway, which can be driven until the underneath the house.

There is a community of about 5 families in this part of the valley from Póvoa de Midões. Everybody has a little garden, lots of land and animals. There are also small children in the valley, who go to preschool in the village and there is a regular exchange of work or other meetings between parents and children.

Neighbours are close around 100m, you could buy more land, if required. It is a very quiet valley, beautiful climate and everybody is making a small living with gardening, animals and other small projects.

The village of Póvoa de Midões has several cafes, a small shop and a park for children. From Póvoa de Midões you have the local markets and small towns like Tábuá, Oliveira do Hospital, Carregal do Sal or Santa Comba Dão for regular shopping. For culture you drive half an hour to Seia, Tondela or Viseu. For natural adventures you drive about 1h to the 2000m high mountains Serra Estrela - or 1h30 to the Atlantic Sand Beach of Mira behind Coimbra. In the region are a lot of activities with natural adventures. You can go for horseriding, mountain climbing, canoeing, also for the general rural tourism.

Price: 39,000 euros

www.pureportugal.co.uk

Phone 00351 235418467 / 969519594

ECOFONT saves up to 20% of your printer ink. Download from www.ecofont.eu