

# KSN155: Quinta do Marmeleiro

4-5 bed eco-friendly home on over 1 hectare



Professionally designed spacious eco-friendly 4-5 bedroom restored house with courtyard, outbuildings, barn and fabulous uninterrupted views. Mains electricity, phone, internet, and water all connected. Lots of water and 11,100m<sup>2</sup> (over 1 hectare) of land. Countless citrus and mixed fruit trees, about 140 productive olive trees and 2 areas of pine forest. Ideal for rural tourism, equestrian activities, self-sufficiency and olive oil production. No immediate neighbours and miles of open countryside.

This beautiful olive farm/smallholding is situated 2km from the pretty village of Marmeleiro (with little shop/café/bar and sub-post office) and 9km from the market town of Sertã with schools, restaurants, shops, cultural centre and river beaches. To the north is Pedrógão Grande and the Cabril lake, while to the south are more lakes, river beaches, and the market town of Vila de Rei. Lisbon is only 2 hours direct, Coimbra an hour and a half, and the beach is an hour's drive from the house.

The estate is set approximately 300m along a very good forest track in a beautiful area with stunning views. This is an excellent place for anyone who wants to have good fruit and vegetables from their own land, maybe keep a few animals, and live life at their own pace. The farm has also been developed with nature-based tourism in mind.

There is just over 1 hectare (11,100m<sup>2</sup>) of well demarcated land. This is one great wildflower and grass meadow, with about 140 very good olive trees drip fed by an automatic watering system and a good piece of pine woodland, with wild herbs including lavender and thyme, and the pollinating honeybees. In addition there is a vegetable garden, as well as oranges, tangerines, lemons, cherries, apples, pears, peaches, figs, chestnuts, hazelnuts, loquat, plums, blackberries, and grape vines, all set out in a harmonious, natural setting overlooking the hills.

There is an outdoor dining terrace and ample space for a sympathetically-designed pool or natural swimming lake. There is a perpetual abundance of spring water from a large water mine and two working boreholes one of which supplies the drinking water for the house and the other as back-up for irrigation when necessary. There is also a rainwater collection and storage system in place which could be extended if need be.

The restoration of the house is being carried out with the ideal of minimising its environmental impact. The total restored area of the house is 240m<sup>2</sup>. On the ground floor is the new rustic kitchen, with sloping pine beamed roof extending beyond the outer walls to provide shade, and panoramic picture-windows over the estate. The range heats the incoming air in the winter, aided by passive solar heating built in to the restoration design. The sitting room area is cool in summer and heated by a corner wood-burning stove in winter. The room links to the first floor via an open staircase.

On the first floor is another large sitting or office/library area with open fireplace and kitchenette. Off to the side is the parquet-floored hall, master bedroom and second double bedroom with new en-suite shower. Hot water is supplied by the new solar thermal system. The master bedroom is graced by the rising sun through two east-facing shuttered windows. Main access to the eastern walled terrace and seating area is from the first floor and courtyard steps.

On the second floor is the large open-plan living space (70m<sup>2</sup>) currently used as two bedrooms and children's play area. The gently sloping rustic pine-clad roof is fully insulated and, in addition to windows east and west, has two south-facing velux windows which open to give full views over the valley to the Serra (mountain range) beyond.

On the ground floor the dry and clean 50m<sup>2</sup> adega also has lighting and sockets and has been used as a separate office. The former wine cellar has been used as storage space and has the potential to be an additional studio and bathroom. Modern dry-tiled outbuildings surround the courtyard garden and include workshop, garage, and three stalls currently used as storage for wood and garden equipment. There is also a large barn and yard area with housing suitable for livestock such as pigs, goats, cattle or ponies.

This is a beautiful place to share and a beautiful place to live. The house could easily be set up as an exclusive guest house for nature-based tourism and is ideal for anyone interested in further developing this aspect.

**Price: 155,000 euros**

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