



## MA296: Quinta da Serra

5 bedroom renovated house with 5 hectares of mixed woodland.



Quinta da Serra is a 5 bedroomed family house with 5 hectares of mixed woodland ( which provides revenue at regular intervals). The house has been renovated tastefully and to a high standard. 5 large double bedrooms ( 3 with balcony and 1 with access to veranda, 1 groundfloor). 2 Bathrooms: 1 with bath, 1 with shower; Entrance hall; Kitchen; Dining room with wooden staircase leading to 1st floor; Living room, with ingle-nook fireplace with solid-fuel burner with boiler supplying central heating throughout the house. ( Fuel sourced from land ); Pantry/office. ( All bedrooms and living-room have t.v. Outlets). There is an additional area of loft space (approx 100squared meters) available for conversion.

Outside the property has an arched patio of 55square meters, ample area for alfresco dining. Access to the veranda 40 squared meteres ( 20 of which is covered) is via a bedroom, and hallway, enjoying spectacular views. In addition there is an alentejo cottage in need of restoration.

The property has an abundance of water via 2 bore-holes, 2 water tanks and natural spring. Mains electricity (3 phase available on request), landline telephone, and broadband (4mb) connection.

Land: Situated on a hillside with total privacy with approx. 5 hectares of terraced land. The woodland is a mix of mature and younger pine, cork oak, olive, and a small quantity of eucalyptus for revenue.

The Quinta is located in a truly unspoilt natural environment. It is a perfect home for someone who is interested in nature and outdoor pursuits or as an investment opportunity as a country retreat, or holiday let. There are numerous waymarked walks within the natural park. It is also exceptionally good for cycling. The grounds around the house and the area in general is a haven for those interested in birds and wildlife. It is not unusual to spot an eagle or vulture or even a wild boar. Indegenious species and flowers to be found ( many of which are only found in a pollution free enviroment). Zero light pollution, and pristine air quality. The house is also located within a designated natural park making it even more unique and desirable as planning permission is not being granted to build new houses within this area and it enjoys elevated views for approx 20kms. Quinta da Serra is set within the Sao Mamede Natural Park with exceptional and picturesque views of the Medieval Castle town of Alegrete, and beyond. With its outdoor swimming pool, local shops, bars and restaurants, within easy reach of the City of Portalegre, Castle town of Marvao, Castel de Vide, and Spain.

**Price: 296,000 euros**