



REDUCED



6 bedroom ecological Guesthouse inclusive Owners' house near Serpa, Alentejo

GUESTHOUSE IN SERPA

ref. AT2153
980.000€
890.000€



Location +

Town	Serpa
Parish	Serpa (Salvador e Santa Maria)
Municipality	Serpa, Beja
Region	Alentejo (East)

Details +

Usage	Residential
Type	Guesthouse
Construction Year	2006
Rooms	7
Bedrooms	6
Bathrooms	6
Floors	1
Furnished	Fully

- Guest house in operation
- Well maintained ecological property with guesthouse and independant owners' house
- Tourist rental license
- Rustic charming style with modern elements
- Panoramic views, secluded with one neighbour at a distance
- 6 double bedrooms (all en-suite), of which 4 en-suite bedrooms are for the guests, 503m² pure living area.
- Plot size: approx. 200,000m² (20ha)
- Near to the town of Serpa with all amenities
- Tranquil location

This comfortable country house sits amongst the peaceful Alentejan landscape and is perfect for getting away from it all whilst being within easy reach of towns, villages and cities.

This country estate would be perfect for:

- B&B (to offer sports activities and packages such as canoeing, biking, hiking, riding)
- Self-sufficient living - large family or group of friends
- Retreats and Seminars - Energy/Spiritual events
- Ideal for animals and especially horses



YOUR PROPERTY SPECIALISTS

Areas +

Living Area	503 m ²
Usable area	582 m ²
Plot Area	200.000 m ²

Access +

Tarmac, Dirt track

Parking +

Private Parking

Kitchen +

Own Entrance, Open Plan, Fully Fitted, Modern

Other Rooms +

Storage, Laundry, Pantry, Office/Study

Heating-Cooling System +

Pre-Installed AC, Central Heating, Fireplace

Equipment +

Solar (Water)

Water-Electricity-Drainage +

well, Cistern, Borehole, Septic tank

Windows +

Double glazing

Pool +

12x4m, Saltwater

Garden +

Landscaped, Natural, Fruit Trees

Exterior +

BBQ

Views +

Countryside View, Panoramic View

Extra Features +

Farm

Outside:

- 12 x 4 saltwater, tiled pool with wooden decking
- Shaded seating places and many terraces, courtyard, and boules court
- Fenced plot with many parking options, possible to build an underground garage
- BBQ Areas and Seatings to enjoy the sunsets and beautiful views
- Low-maintenance plot, trees and cork trees

Amenities

- Borehole and reserve tank of 25.000 liters, UV filter ensures clean drinking water
- Biological heating system, 1 pellet burner
- Solar for hot water (600 liters)
- Separated systems for both houses
- Laundry (with industrial washing machines) and storage room
- Pre-installed for air conditioning
- Mains electricity
- Good internet
- Massive wooden windows and shutters

Location

- 18km to next town with school and all amenities
- 155km to Faro airport and 215km to Lisbon airport
- 15 minutes to the bathing beach of São Domingos
- Near to restaurants, villages & shops

Other Info

- Turnkey property, ready to move in and if desired start your business- both houses are fully furnished except for personal items



Ourique Office - ALENTEJO:
Monte Curral Velho
GPS. 37° 37' 31.41" N - 8° 17' 5.275" W

Togofor Homes - Sociedade Mediação Imobiliária, LDA | License: AMI 6902

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PHOTO GALLERY



Guest house Lounge



Kitchen



Bedroom



Bathroom



Guest WC



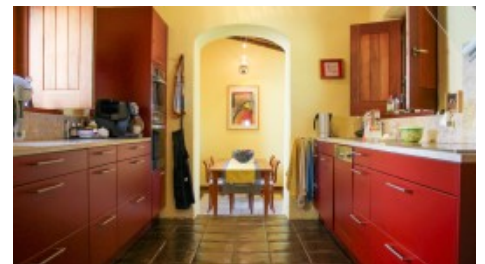
Terrace



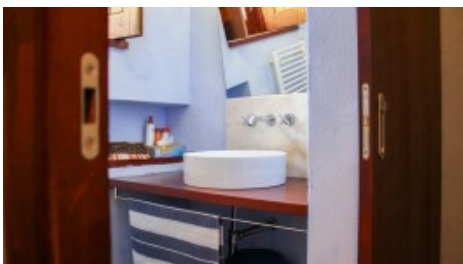
Pool



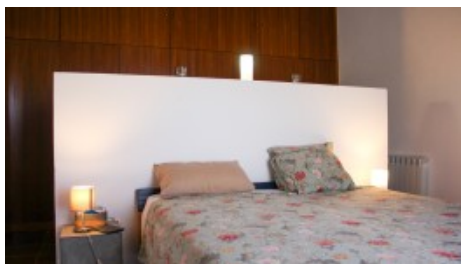
Lounge - Owner's Accomodation



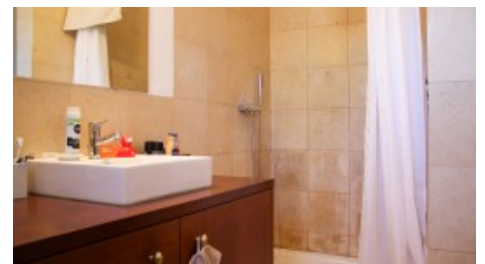
Kitchen - Owner's Accomodation



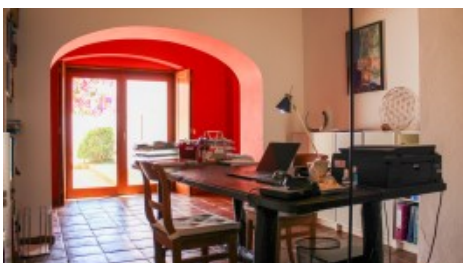
Bathroom - Owner's Accomodation



Master Bedroom - Owner's Accomodation



Master Bathroom - Owner's Accomodation



Office - Owner's Accomodation



Courtyard



Taipa walls



YOUR PROPERTY SPECIALISTS



Rear of property



House



Entrance



Plot



View



Alentejo



River Beach



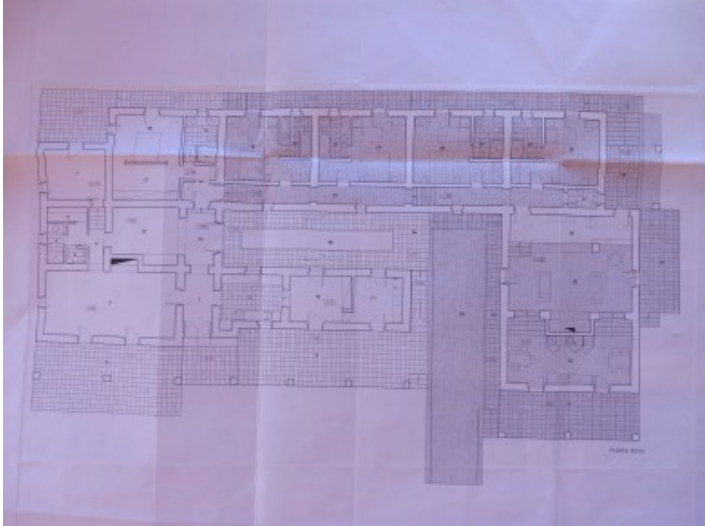
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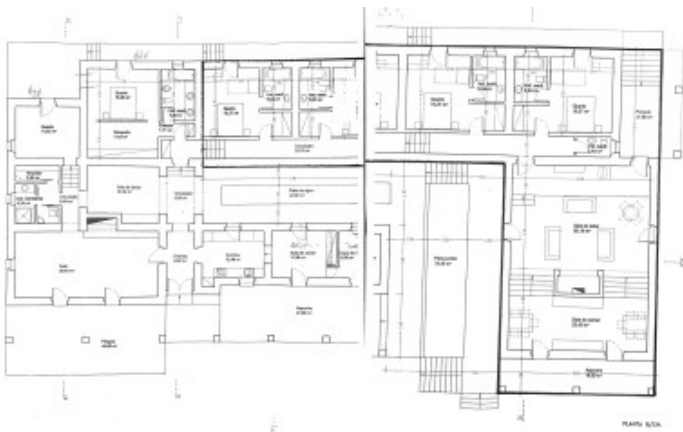
FLOOR PLANS



Floor Plan



Areas 1



Floor plans 2