



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

GUESTHOUSE IN SERPA

ref. **AT2153**  
**980.000€**



### 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 <sup>2</sup>
Usable area	582 m <sup>2</sup>
Plot Area	200.000 m <sup>2</sup>

### 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, Paddock

### 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

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enquiries@togofor-homes.com  
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## PHOTO GALLERY



Guest house Lounge



Kitchen



Bedroom



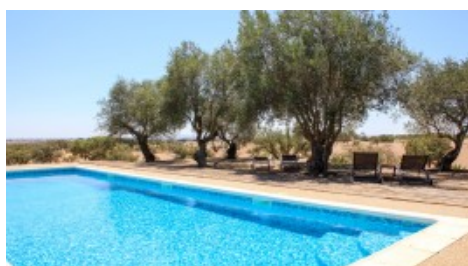
Bathroom



Guest WC



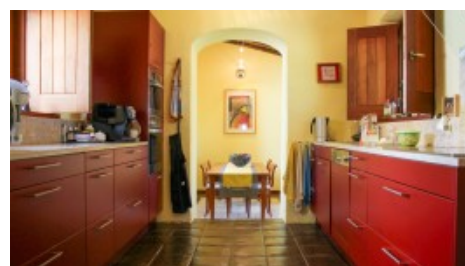
Terrace



Pool



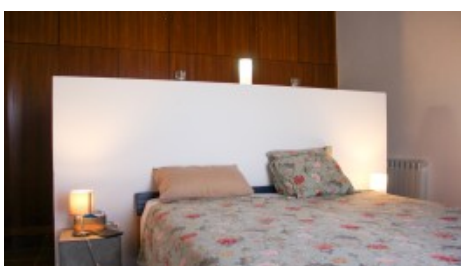
Lounge - Owner's Accomodation



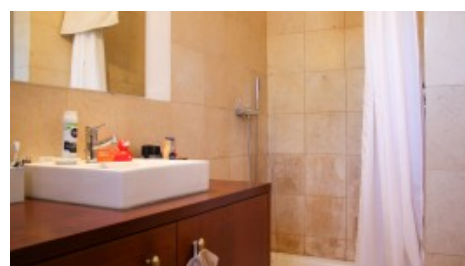
Kitchen - Owner's Accomodation



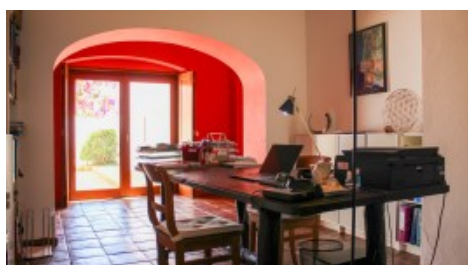
Bathroom - Owner's Accomodation



Master Bedroom - Owner's Accomodation



Master Bathroom - Owner's Accomodation



Office - Owner's Accomodation



Courtyard



Taipa walls



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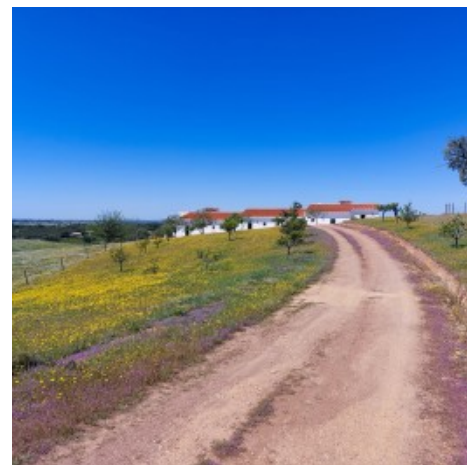
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*Rear of property*



*House*



*Entrance*



*Plot*



*View*



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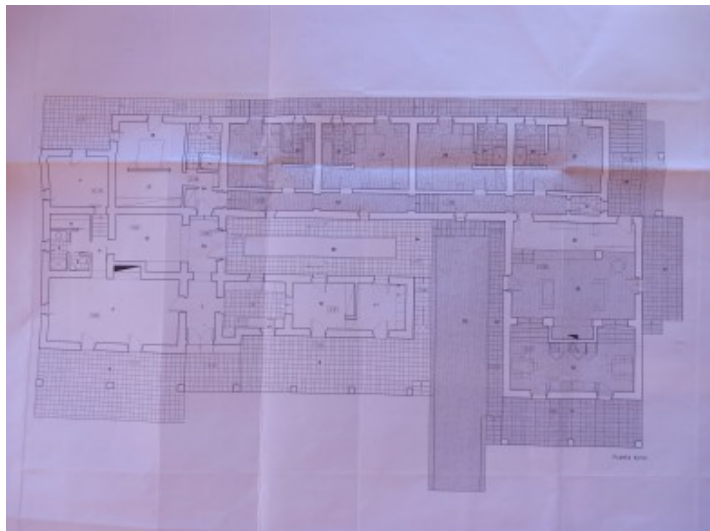
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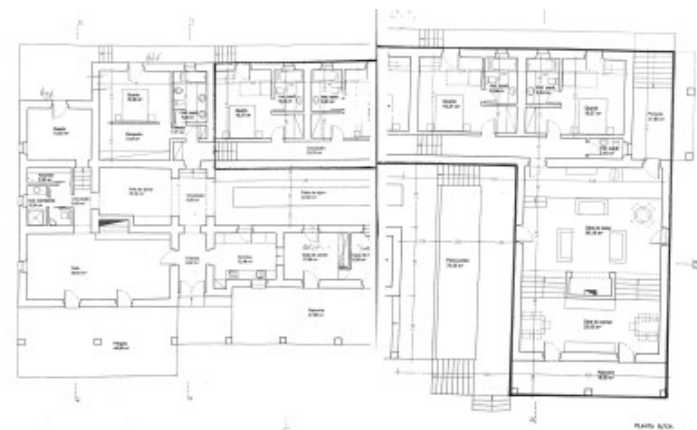
## FLOOR PLANS



Floor Plan



Areas 1



Floor plans 2



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