

## Equestrian centre with 3 bed country house and lake view near Ourique

COUNTRY HOUSE IN OURIQUE

ref. **AT2158**

**1.600.000€**



### Location +

Town	Ourique
Parish	Ourique
Municipality	Ourique, Beja
Region	Alentejo (Central)

### Details +

Usage	Residential
Type	Country House
Construction Year	1999
Rooms	7
Bedrooms	3
Bathrooms	3
Floors	1
Furnished	Negotiable

- Living area 420m²; Construction size 420m²
- Plot size 150.000m²
- Year of construction 1999
- 3 bedrooms with en-suite bathrooms
- Swimming pool 12 x 6m and tennis court
- Fenced paddocks
- 12 box stable block with grip room and Olympic size sand arena
- Views and private access to lake
- Two large ruins which can be recovered

The house is all on one level, semi open plan with access to a large covered outdoor terrace on two sides.

The views are over the mature low maintenance garden and pool to the lake beyond.

Bedrooms are at the back with country views to the olive grove and paddocks.

From the paddocks there is access to 1.5km of private water front.

There are many possibilities with this property as the house is independent of the larger land area. Family home and rent the rest or make a business or keep horses for pleasure.



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### Areas +

Living Area	420 m <sup>2</sup>
Usable area	420 m <sup>2</sup>
Plot Area	150.000 m <sup>2</sup>

### Access +

Dirt track

### Parking +

Carport, Driveway

### Kitchen +

Own Entrance, Open Plan, Fully Fitted

### Other Rooms +

Storage, Laundry, Pantry, Office/Study

### Heating-Cooling System +

Wood Stove

### Equipment +

Solar (Water)

### Water-Electricity-Drainage +

Borehole, Generator, Photovoltaic

### Windows +

Double glazing

### Pool +

12x6m

### Garden +

Landscaped, Fenced, Fruit Trees

### Exterior +

Tennis court, Stables, Paddock, Lake

### Views +

Countryside View, Lake View

### Extra Features +

Farm

The olives are organic standard and can generate a good income.

### Amenities

- Photovoltaic panels plus battery bank for electricity
- Solar panels and wood burner with back boiler for hot water
- Three boreholes – house, stables and near to ruins

### Location

- 6km to Ourique with all facilities including a hospital
- 10km to Funcheira train station with high speed trains to the cities
- 100km to Faro airport



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

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## PHOTO GALLERY



*Stables*



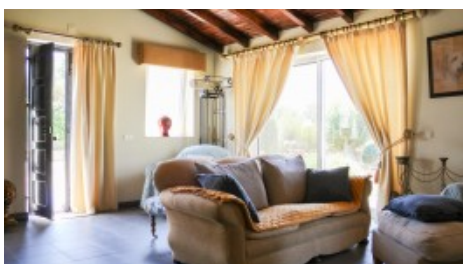
*Paddock*



*Paddocks*



*Stables*



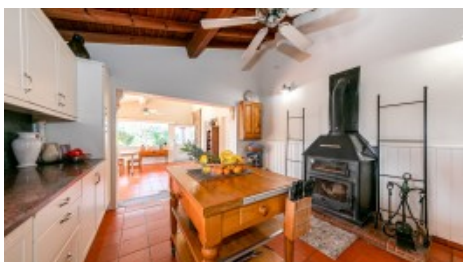
*Lounge*



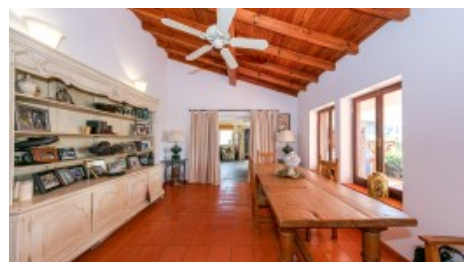
*Terrace*



*Sunroom*



*Kitchen*



*Living/dining area*



*Garden*



*Pool*



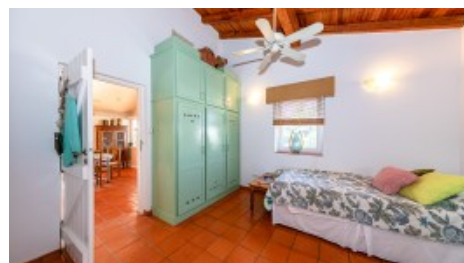
*Master Bedroom*



*Dressing Area*



*En-Suite*



*Bedroom*



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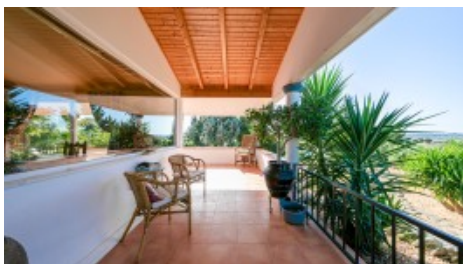




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*En-Suite*



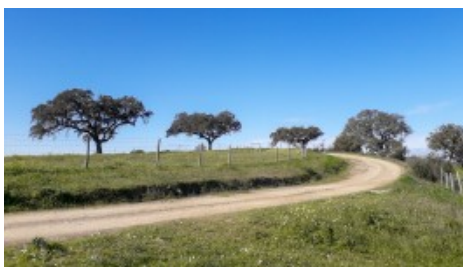
*Terrace*



*Manmade pond*



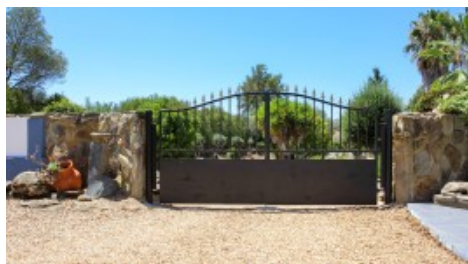
*Horses*



*Driveway*



*Horses*



*Gate to garden*



*Property Entrance*



*Olive grove*



*View*



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## FLOOR PLANS



*AT2158 Floor plan*



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