



Huge Agricultural Equestrian Estate near Aljustrel, Alentejo

COUNTRY ESTATE IN ALJUSTREL

ref. AT2161

2.400.000€



Location +

Town	Aljustrel
Parish	Aljustrel e Rio de Moinhos
Municipality	Aljustrel, Beja
Region	Alentejo (Central)

Details +

Usage	Residential
Type	Country Estate
Construction Year	1983
Renovation Year	2001
Rooms	8
Bedrooms	7
Bathrooms	6
Floors	1
Furnished	Negotiable

- Huge agricultural equestrian estate with Lusitano horses and cattle
- Panoramic views
- Pure living area: approx. 218m²
- Construction area: approx. 340m²
- 2.000m² of covered infrastructure
- Plot size: 65 ha / 650.000m²
- In total 6 bedrooms and 4 bathrooms plus some bathrooms on the farm
- Year of construction: 1983, renovated in 2001 (ongoing)
- Quiet and isolated neighborhood
- Ideal for crop growing – great investment property.

The totally fenced property of 65ha is located near a tarmac country road with good and easy access to main roads to Lisbon and the Algarve. The owner's home comprises 3 bedrooms, 2 bathrooms, one en-suite, open fireplace, heating, BBQ area, garage, and terraces. The caretaker's house has 3 bedrooms, one bathroom, one stove plus an independent bedroom and bathroom for other staff.

The farm is composed for the infrastructure of breeding and selling animals with all necessary equipment, sufficient water



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Areas +

Living Area	218 m ²
Usable area	340 m ²
Plot Area	650.000 m ²

Access +

Tarmac

Parking +

Driveway

Kitchen +

Fully Fitted, Modern

Other Rooms +

Storage, Laundry, Pantry, T3+1 Annex

Heating-Cooling System +

Fireplace

Equipment +

Solar (Water)

Water-Electricity-Drainage +

Borehole, Septic tank, Gas Bottle

Windows +

Double glazing

Pool +

Swimming Pool

Garden +

Landscaped, Auto irrigation, Fruit Trees

Exterior +

BBQ, Kennels, Stables, Paddock, Pond

Views +

Countryside View

Extra Features +

Farm

supply for animals and residents. This huge property could be good for an agricultural equestrian estate, to breed and sell Lusitano horses and cattle, for a multi-generational family, farmers and animal lovers and has potential to create an ecotourism.

There are several outbuildings, garage for expensive tractors and equipment, fenced in pastureland for the animals, automatic irrigation on the grassland, paddocks, stables, 25 horse boxes, house for cattle, outdoor and an indoor arena conforming to European size with seating places and bar.

Amenities

- Dam to feed the irrigation system on the land with new pump house and equipment
- 5 boreholes - 3 for supplying the dam, 2 for the houses and the animals
- Heating and huge open fireplace in owner s house
- Stove in caretaker s house
- Solar for hot water
- Various plants & trees, vegetable garden, fruit trees
- Several outbuildings, haybarn, diesel filling station, water tower
- 2 x Tack Room
- Septic Tank
- Electricity from the mains
- Swimming Pool - not registered

Location

- Town: Aljustrel 12 km incl. school and all amenities
- 160 km to Lisbon and airport
- 114 km to Faro airport
- Approx. 40 km to beach (Fluvial)



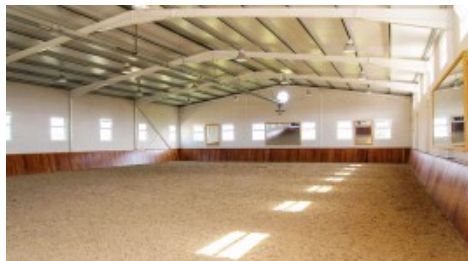
Ourique Office - ALENTEJO:
Monte Curral Velho
GPS. 37° 37' 31.41" N - 8° 17' 5.275" W

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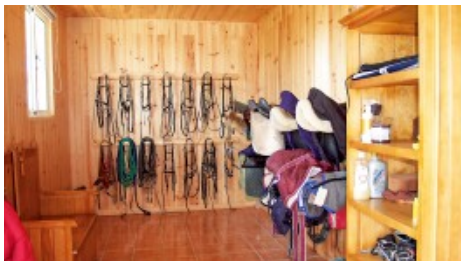
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PHOTO GALLERY



Paddock



Tack room



Property



House



Living Room



Kitchen



Garden



Terrace



Caretakers House



Driveway



Cattle



Crop irrigation



Tractor



Tractor



Equipment



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Property



Horses



Boundary



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