

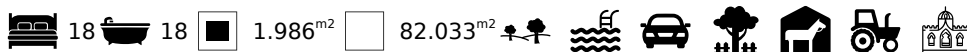


## Investment and Renovation Project of a Huge Country Estate near Mértola, Alentejo

COUNTRY ESTATE IN MÉRTOLA

ref. AT2170

2.756.345€



### Location +

Town	Mértola
Parish	Alcaria Ruiva
Municipality	Mértola, Beja
Region	Alentejo (East)

### Details +

Usage	Commercial
Type	Country Estate
Rooms	30
Bedrooms	18
Bathrooms	18
Floors	1
Furnished	Negotiable

- Pure living area: 1.986m<sup>2</sup>
- Construction area: 1986m<sup>2</sup>
- Fenced plot: 82.033m<sup>2</sup>
- Rooms in total: 30
- Storage rooms, cellars, wine cellar, shop, service rooms
- Main house, buildings in U shape surrounding a large courtyard, chapel, 3 outbuildings
- Approved Renovation & Investment Project
- Year of Construction: Before 1951 and ongoing
- Business for Sale Project

This extraordinary huge country property is easily accessed by a tarmac country road near the town of Mértola in the Alentejo. The gates lead to a parking space for approx. 50 cars. The approved renovation & investment project offers a Boutique Resort with Hotel, SPA & Wine Bar in a rural area with sustainable aspects. The current situation shows a palatial house from the early 20th century, a wine bar & shop with storage rooms, further accommodation and service areas, a chapel, pool, and terraces, several outbuildings all in need of renovation. At the moment only a small part of the main house and the wine bar are renovated. The approved project can be presented with all dimensions, 3D photos and possibilities.



#### Areas +

Living Area	1.986 m <sup>2</sup>
Surface area	1.986 m <sup>2</sup>
Plot Area	82.033 m <sup>2</sup>

#### Access +

Tarmac, Easy Access

#### Parking +

Private Parking

#### Other Rooms +

Storage, Laundry, Pantry, Office/Study, Wine Cellar

#### Equipment +

Solar (Water)

#### Water-Electricity-Drainage +

Borehole, Septic tank

#### Pool +

Saltwater

#### Garden +

Landscaped, Natural, Fenced, Trees

#### Exterior +

Courtyard, Paddock, Pond

#### Views +

Countryside View

#### Extra Features +

Palace, Farm

This would be an attractive proposition for both private and business investors including large hotel and resort groups. Further Possibilities: Events - Retreats - Weddings - Festivals - Horse riding - Luxury SPA experience, Agricultural Farm, Restaurant and Wine Tasting with Shop.

The huge main house is divided into three floors:

- First floor, ground floor and basement which is currently a wine tasting bar and shop
- All other buildings are on one floor

#### Amenities

- Wine bar offering wine tasting plus souvenir shop up and running
- Cellar for wine and shop & storage rooms
- 2 boreholes, cistern, not yet water from the mains, but in process
- Water collection for the cistern
- Mains electricity in process of being installed
- Solar panels for two of the boreholes
- A drip irrigation system covering all garden areas
- Pool in need of renovation
- Main house which is partly renovated plus a project for hotel suites and an owner's apartment. The project includes 18 superior quality accommodations, 450m<sup>2</sup> covered service centre, chapel with Portuguese tiles, further outbuildings
- Beautiful relaxing outdoor places and terraces, garden, trees and water features
- Ideal for animals
- Ideal for rural tourism with accommodation, restaurant and wine & tasting bar

#### Location

- 3km to next village with restaurants
- 29km to Mértola/ 25km to Beja with all amenities
- 145km to Faro airport
- 197km to Lisbon airport
- 33km to Praia Fluvial da Ribeira de Carreiras, Mértola (River Beach)

#### Other Info

Business partially operational.





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## PHOTO GALLERY



Arquitect image Project



View



Main house



Winebar



Winebar



Wine bar



Wine bar



Wine bar



Courtyard



Chaple



Chaple



Cascade



Cascade impressionProject



Main house



Terrace



Vilamoura Head Office - ALGARVE:  
Av. Vilamoura XXI, Sítio das Terras Ruivas, Loja B, Benfarras  
GPS. 37° 6' 52.426" N - 8° 7' 4.576" W

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+351 289 322 134  
enquiries@togofor-homes.com  
[www.togofor-homes.com](http://www.togofor-homes.com)



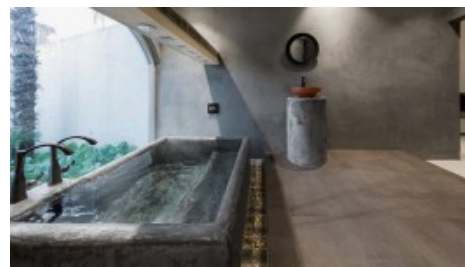
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Main house



Main House



Bathroom impression



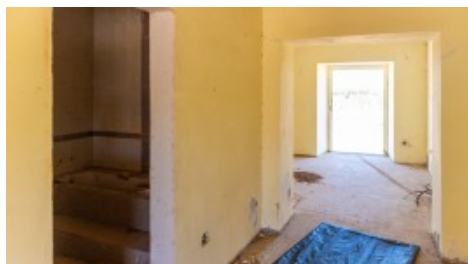
Restaurant impression



Spa impression



Guest rooms



Room



Oven



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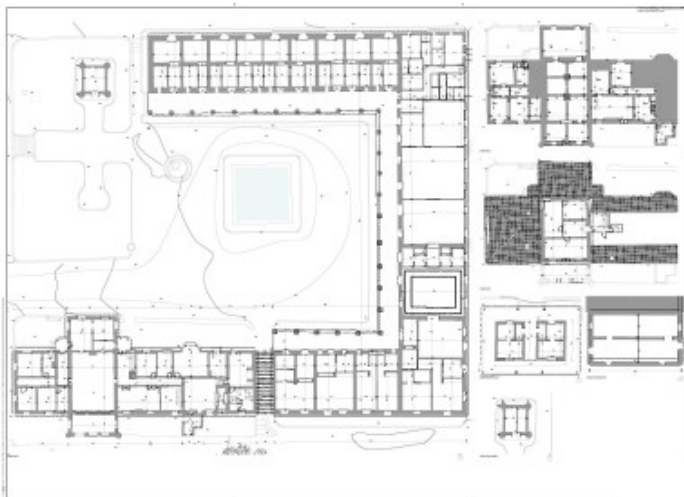
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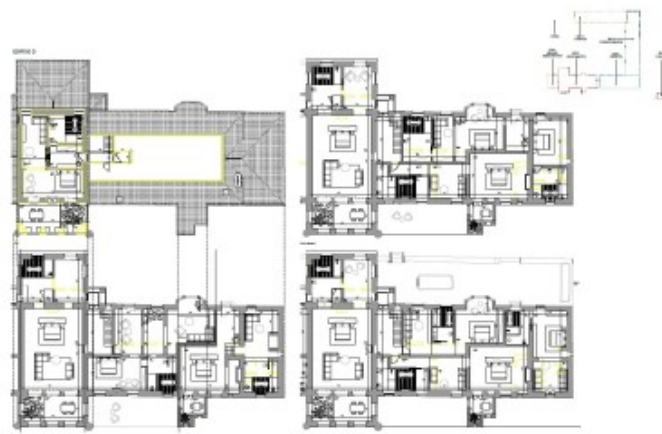




## FLOOR PLANS



AT2170 Floor plans



AT2170 Floor plans Alternative Building D



AT2170 Floor plans Alternative Building E