

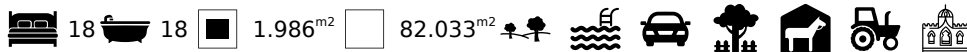


Investment and Renovation Project of a Huge Country Estate near Mértola, Alentejo

COUNTRY ESTATE IN MÉRTOLA

ref. AT2170

2.800.000€



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: 1.986m²
- Construction area: 1986m²
- Fenced plot: 82.033m²
- 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 ²
Surface area	1.986 m ²
Plot Area	82.033 m ²

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, 450m² 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.



YOUR PROPERTY SPECIALISTS



PHOTO GALLERY



Architect 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

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

+351 289 322 134
enquiries@togofor-homes.com
www.togofor-homes.com



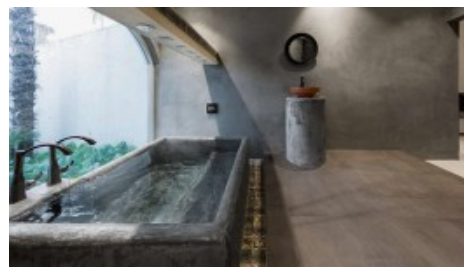
YOUR PROPERTY SPECIALISTS



Main house



Main House



Bathroom impression



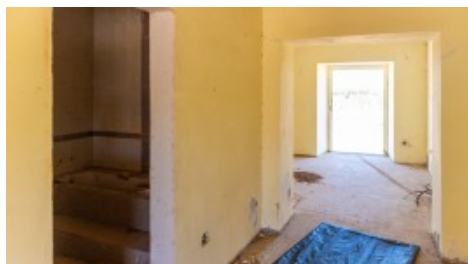
Restaurant impression



Spa impression



Guest rooms



Room



Oven



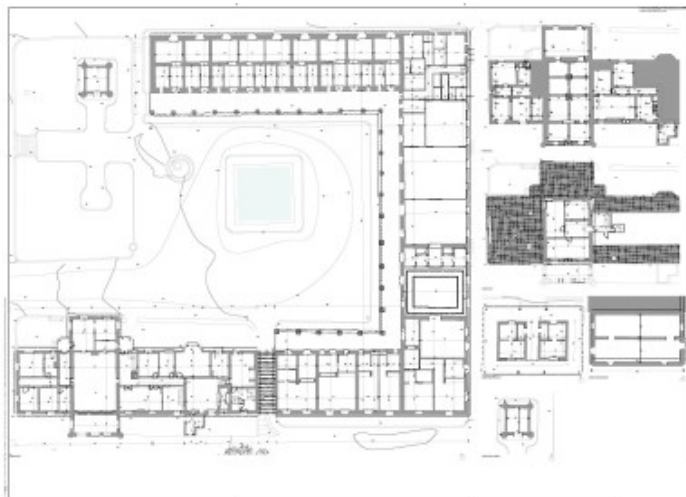
Vilamoura Head Office - ALGARVE:
Av. Vilamoura XXI, Sítio das Terras Ruivas, Loja B, Benfarras
GPS. 37° 6' 52.426" N - 8° 7' 4.576" W

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

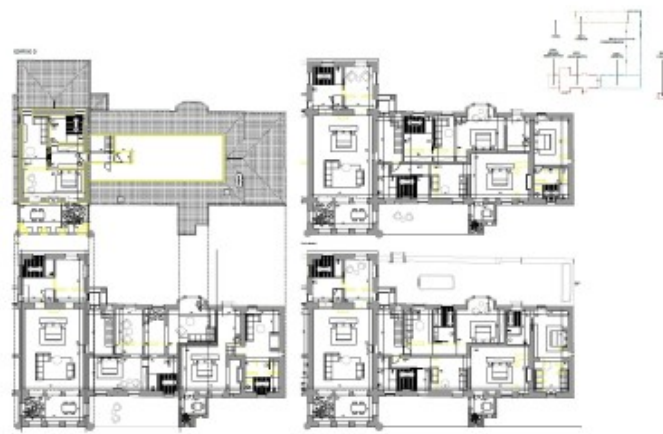
+351 289 322 134
enquiries@togofor-homes.com
www.togofor-homes.com



FLOOR PLANS



AT2170 Floor plans



AT2170 Floor plans Alternative Building D



AT2170 Floor plans Alternative Building E