

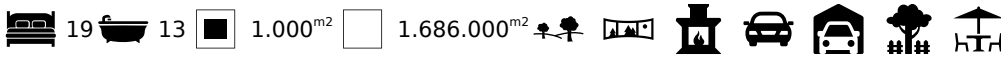


## Magnificent Estate with Baroque Manor House in Crato, near to Portalegre, Alentejo

COUNTRY ESTATE IN CRATO

ref. AT2305

3.500.000€



### Location +

Town	Crato
Parish	Crato e Mártires, Flor da Rosa e Vale do Peso
Municipality	Crato, Portalegre
Region	Alentejo (North)

### Details +

Usage	Residential
Type	Country Estate
Construction Year	1750
Renovation Year	2015
Rooms	24
Bedrooms	19
Bathrooms	13
Floors	2
Furnished	Negotiable

- Plot: 1.670.000 m2
- Construction Area: 1,000 m2
- Living Area: 1,000 m2
- Bedrooms: 19 ( 5 in the main house + 14 in 2 separate Guest House buildings )
- T3 Approved architectural project for reconstruction of a ruin with 150 m2
- 30 Ha. Olive grove
- 100 Ha. Cork Oaks and Mountain Pastures
- 1,5 Ha. Vineyard
- Garages

Entering the gate of the completely fenced, 170 hectares of picturesque land, which looks like a gigantic English landscape, one follows an unpaved road that passes the two Guest House buildings and heads to the the centre of the property where the Manor House is located.

Surrounded by a 7.5 ha garden inside a stone wall over 3 mts high with a representative vaulted gate, is the Manor House with 250 m2. Is used as the owner's residence and boosts a perfectly preserved beautiful baroque décor. An imponente Hall with high ceiling gives access to the Lounge on the right and a Living



## YOUR PROPERTY SPECIALISTS

### Areas +

Living Area	1.000 m <sup>2</sup>
Usable area	645 m <sup>2</sup>
Plot Area	1.686.000 m <sup>2</sup>

### Access +

Tarmac, Driveway, Manual Entrance Gate, Easy Access, Turning Space

### Parking +

Double Garage, Private Parking

### Living Room +

Lounge, Dining, Old Tiles, Sta Catarina Tiles, Wooden Floor, Patio Doors, Terrace

### Terrace +

Countryside views

### Kitchen +

Fully Fitted, Rustic, Marble worktop, Electric Hob/Oven, Extractor, Microwave, Fridge/Freezer, Washing Machine, Dishwasher

### Other Rooms +

Entrance Hall, Storage Room, Laundry, Pantry, Office/Study

### Bedroom +

4 on Ground Floor, 1 on Second Floor

### Bathroom +

Guest Toilet, 1 En-Suite, 2 Bathrooms

### Heating-Cooling System +

Fireplace, Salamandra, Tiled stove

### Equipment +

Satellite/Internet TV

### Water-Electricity-Drainage +

well, Cistern, Borehole, Mains electric, Septic tank

### Windows +

room on the left, both decorated with wood burning traditional tile stoves. It has 5 bedrooms, a Library and a Chapel. In the garden there are two richly decorated baroque swimming pools, a fountain, a Roman Cistern, a gardener's house, stables, sheepfolds and other buildings.

The Guest House is located on the top of a hill and have in total 14 additional bedrooms. Each of the houses are independent and fully equipped. Most of the rooms are in-suite and all have recently undergone a general renovation. The third pool is located near the Guest House buildings and offers a spectacular view of several kilometers around.

The picture is complemented by 4 stocked ponds, a swimming lake with crystal clear water, as well as a river and several seasonal streams, creating beautifully murmuring cascades in winter and spring.

### Amenities

- 3,5 Ha. Natural Swimming lake
- 4 Ponds
- River and seasonal Streams creating cascades in winter and spring
- Swimming Pool with open view
- 2 richly decorated baroque pools, Fountains and Roman Cistern
- Private hunting district rich in game (wild boars, deer, foxes, badgers, numerous bird species)

### Location

- 3 Km from Crato
- 18 Km from Portalegre with Shopping Malls, Cinema and Restaurants
- 30 Km from Spain
- 170 Km from Lisbon



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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YOUR PROPERTY SPECIALISTS

Double glazing, Wood frames

**Garden +**

Private, Landscaped, Natural, Walled, Auto irrigation, Trees, Fruit Trees, Outdoor lighting, BBQ, Garden Terrace

**Exterior +**

Stables, Pond, Patio, Courtyard

**Views +**

Panoramic View, Countryside View



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## PHOTO GALLERY



Hall



Chapel



Lounge



Living Room



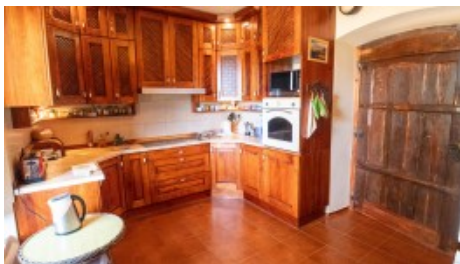
Hall



Master Bedroom



Library



Kitchen



Swimming Lake



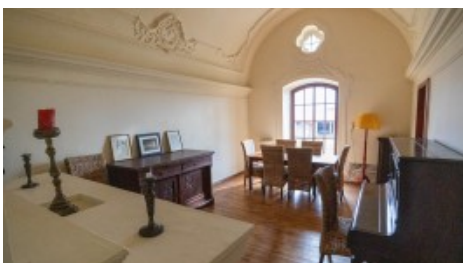
Property



Fountain



Roman Cistern



Chapel



Property



Guest House



Guest Bedroom



Guest Bedroom



Guest WC



Guest Bedroom 2



Guest WC 2



Guest Bedroom 3



Guest WC 3



Guest Bedroom 4



Guest accommodation



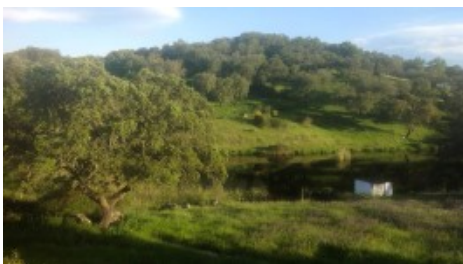
View



Property in Spring



Property in Autumn



Property



Olive Trees



Pool



YOUR PROPERTY SPECIALISTS



*Project*



*Ruin for reconstruction*



*Ruin for reconstruction*



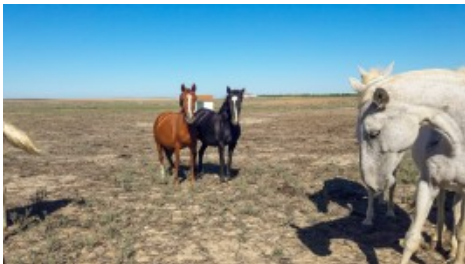
*Ruin for reconstruction*



*Olive Trees*



*Alentejo*



*Horses*



*River Beach*



*River Beach*



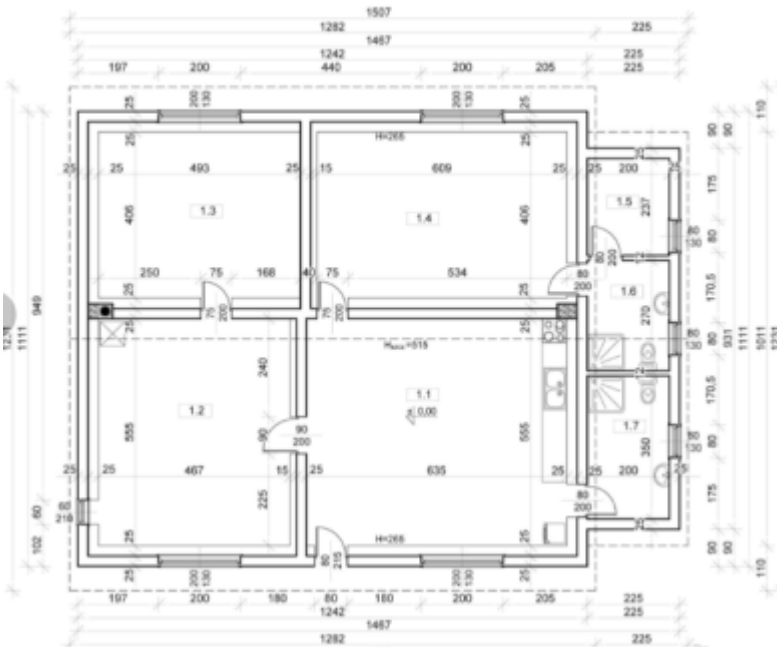
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## FLOOR PLANS



*Floor plan Project for ruin reconstruction*