

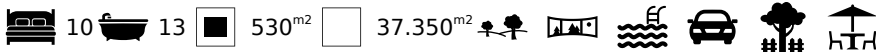


Self-sufficient Guesthouse with views of Serra de Monchique in Saboia, Alentejo

GUESTHOUSE IN SABÓIA

ref. AT2354

1.400.000€



Location +

Town	Sabóia
Parish	Saboia
Municipality	Odemira, Beja
Region	Alentejo (West Coast)

Details +

Usage	Residential
Type	Guesthouse
Construction Year	2015
Rooms	14
Bedrooms	10
Bathrooms	13
Floors	2
Furnished	Fully

- Total Area: 37.350 m2 (3.7 Ha.)
- Living Area: 530 m2
- 10 double rooms in suite
- Meals room
- Internal Common Social Area with fire place
- Licensed Distillery
- Infinity Swimming pool 12 X 6 meters.

Additional data about the property:

- 8 double rooms in suit fully equipped and with a private terrace
- Independent 2 bedrooms flat fully equipped used as owner residence
- 80 photovoltaic panels allow full autonomy in terms of energy and a generator is installed has redundancy measure.
- the water is supplied from a bore hole and from the Water channel from a dam near by.
- outside has an infinity pool, garden and small corners to relax and breathe the Alentejo atmosphere
- the whole property is surrounded by region original vegetation, trees, greenery and a unique sky.
- For tourism activities the municipality already approved additional 470 m2



YOUR PROPERTY SPECIALISTS

Areas +

Living Area 530 m²
Plot Area 37.350 m²

Access +

Country Road, Easy Access, Turning Space

Parking +

Private Parking

Living Room +

Lounge, Dining, New Tiles, Wooden Floor, Patio Doors, Terrace, Countryside views, Hill view

Kitchen +

Own Entrance, Fully Fitted, Modern

Other Rooms +

Entrance Hall, Storage Room, Laundry, Pantry, Office/Study, Games/TV Room, Wine Cellar

Bedroom +

10 Double Rooms on Ground Floor, En-Suite, Terrace

Bathroom +

6 Bathrooms, First Floor, 7 WC, Ground Floor

Heating-Cooling System +

Wood Stove, AC throughout

Equipment +

Satellite/Internet TV, Internet/Phone, Solar (Water), Boiler

Water-Electricity-Drainage +

Spring, well, Generator, Photovoltaic, Septic tank

Windows +

Double glazing

Pool +

Private, 12x6m, Infinity edge, Tiled, Lighting, Manual cover

Amenities

- AC in the complete building
- Water from Borehole and water channel from local dam
- High speed satellite Internet
- 80 Photovoltaic panels providing energy autonomy
- Back up generator as redundancy

Location

- 10 Km from Santa Clara-Sabóia train station
- 12 Km from the fluvial beach Beta. Clara dam
- 30 km from Costa Vicentina SW Alentejo Coast
- 90 Km from Faro International Airport



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

Garden +

Private, Landscaped, Lawn, Trees,
Fruit Trees, BBQ, Garden Terrace

Exterior +

Pond, Patio, Play Area, Kennels

Views +

Panoramic View, Countryside View



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



PHOTO GALLERY



Property



Side of property



Rear of property



Terrace



Pool



Pool



Pool



View



View



View



Living Room



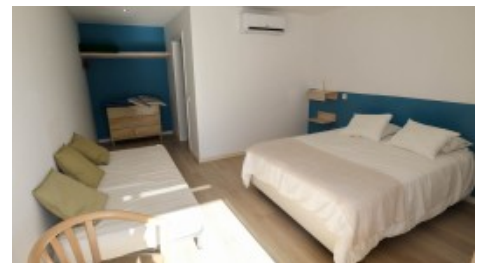
Living Room



Living Room



Bedroom - First Floor



Bedroom - First Floor



YOUR PROPERTY SPECIALISTS



Guest WC



Guest WC



Bedroom - First Floor



Bedroom - First Floor



Guest WC



Terrace



Terrace



Terrace



Solar Panel



Bar



Rear of property



Medronho



Santa Clara River Beach



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