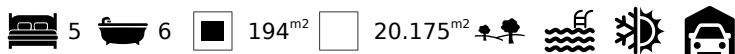


## Exceptional Property in the countryside near Monsaraz, Evora, Alentejo

VILLA IN ALANDROAL

ref. **PDBAG036**  
**1.800.000€**



### Location +

Town	Alandroal
Parish	Terena (S. Pedro)
Municipality	Alandroal, Évora
Region	Alentejo (Central)

### Details +

Usage	Residential
Type	Villa
Construction Year	2012
Rooms	6
Bedrooms	5
Bathrooms	6
Floors	1

Built in 2012 by the hand of Architect João Favila Menezes from Atelier Bugio, this contemporary house breathes tranquility and details on a huge plot in the wider Evora municipality. It would suit a generation family or a family who likes to invite guests or to rent out and to enjoy the beauty of the Alentejo.

In the main house:

4 suites all with access to a courtyard.

The living room has a fireplace and exit to the outside.

The kitchen (equipped) is between the social spaces

The independent studio has a comfortable open space.

Technical aspects:

Water heating is done by: 1 main boiler and, to avoid excessive water consumption, another 3 boilers were placed respectively in 2 bathrooms and in the studio. There is air conditioning in all rooms.

The whole house was built to be well insulated (capoto system) including the quality of the doors and windows. The house has an air box and anti-seismic system.

There are 2 bore holes at 100 meters (with the proper licenses),



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### Areas +

Living Area	194 m <sup>2</sup>
Usable area	342 m <sup>2</sup>
Plot Area	20.175 m <sup>2</sup>

### Parking +

Garage

### Living Room +

Fireplace

### Other Rooms +

Studio, Storage

### Heating-Cooling System +

AC

### Water-Electricity-Drainage +

2 Boreholes, Cistern, Solar electricity

### Pool +

Private, 9x3m

### Views +

Countryside View

with water all year round. There is a rainwater harvesting system that allows you to keep a deposit with 11,000 liters of water. In the pool area there is a technical area where there is another 500lts water tank and the water treatment system that supplies the house.

There is electricity from the grid but 30 solar panels (with batteries) provide an efficient energy response. The property is fenced where the house is located (about 1 hectare).

### Location

11km - River Beach of Azenhas D'El Rei  
18km -River Beach of Monsaraz  
57km - Evora



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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## PHOTO GALLERY



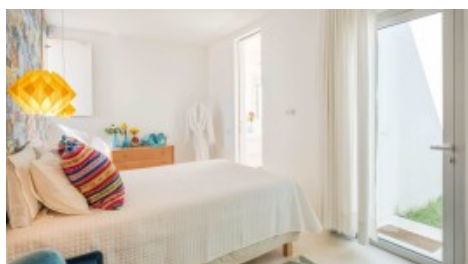
Dining Area



Living/Dining



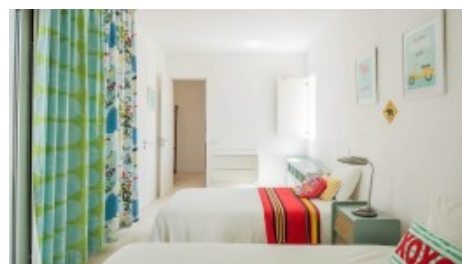
Kitchen



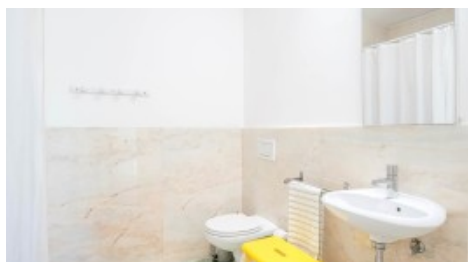
Bedroom 1



En-Suite Bathroom



Bedroom 2



En-Suite Bathroom



Terrace View



Terrace View



Terrace



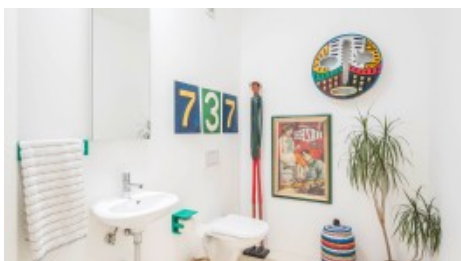
Roof Terrace



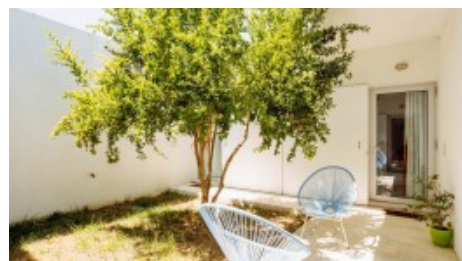
Rear of property



Pool



Guest WC



Patio



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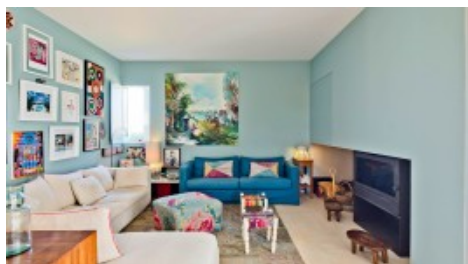
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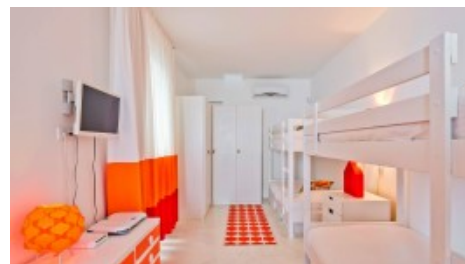
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Guest accommodation



Guest accommodation



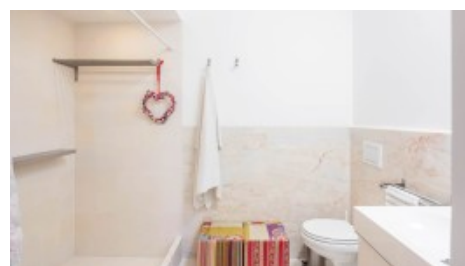
Bedroom 1



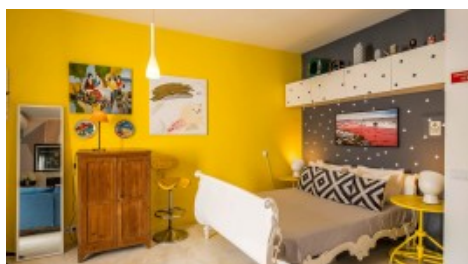
En-Suite Bathroom



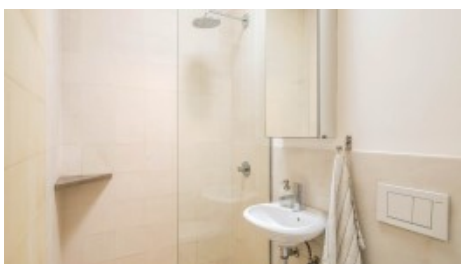
Bedroom 2



En-Suite Bathroom



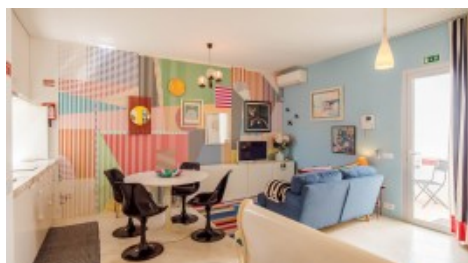
Study



Bathroom



Guest Accommodation



Guest Accommodation



Aerial View



Aerial View



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