



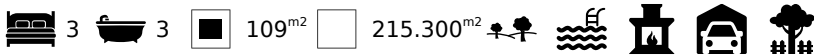
REDUCED



## Country House and Ruin to Renovate on 27 Hectares of Land in Vila Viçosa, Alentejo

COUNTRY HOUSE IN VILA VIÇOSA

ref. PDBED012  
550.000€  
399.000€



### Location +

Town	Vila Viçosa
Parish	Nossa Senhora da Conceição e São Bartolomeu
Municipality	Vila Viçosa, Évora
Region	Alentejo (Central)

### Details +

Usage	Residential
Type	Country House
Rooms	5
Bedrooms	3
Bathrooms	3
Floors	1

- Living area 109m<sup>2</sup> old house with garage
- Construction area of the house: 144m<sup>2</sup>
- Total construction area 167m<sup>2</sup> (including ruin of 23m<sup>2</sup>)
- Plot 215.300m<sup>2</sup>
- 3 bedrooms, 3 bathrooms
- Ruin with possibility to built up to 350m<sup>2</sup>
- Fireplace
- Large plot in peaceful location

The property has been named "Horta da Coutada" and was once part of the "Herdade do Lobo" where King Don Carlos used to hunt when he resided in the palace of Vila Viçosa.

House - rectangular shape with 4 entrances:

- Entrance hall
- Kitchen
- Living Room with a fireplace and its own entrance
- 3 Bedrooms+1 with en-suite bathroom, 2 of them with independent entrances
- Family bathroom
- 2 large barns occupying the last third of the building

Outside:



**Areas +**

Living Area	109 m <sup>2</sup>
Usable area	167 m <sup>2</sup>
Plot Area	215.300 m <sup>2</sup>

**Access +**

Country Road

**Parking +**

Garage

**Terrace +**

Terraces

**Other Rooms +**

Storage

**Heating-Cooling System +**

Fireplace

**Water-Electricity-Drainage +**

Septic tank, Solar electricity, well

**Pool +**

Water tank

**Garden +**

Natural, Vegetable Garden, Fruit Trees

**Exterior +**

Barn, Children's play area

**Views +**

Countryside View

- Large terrace with a small open sky water tank
- Garage
- Shelter for the water deposit which supplies the house
- Small playground for children, under the garage
- 2 storage rooms and other covered spaces
- Septic tank, which does not need to be emptied
- Old pigsties in ruins

Garden and fields:

- Variety of flowers and trees
- The garden is surrounded by a natural green fence that creates paths across the field
- Vegetable garden with 60 orange trees
- Olive grove of 1600 trees surrounding the house
- Large squared water tank which serves as a swimming pool - fed either by a nora or by the well
- Shaded chill-out area
- Water tank fed by a well

Amenities

- Fireplace
- Septic tank
- Solar panels and batteries for electricity
- Well
- Water tanks

Location

- 2.5 km from Vila Viçosa
- Close to Estremoz and the Spanish border



## PHOTO GALLERY



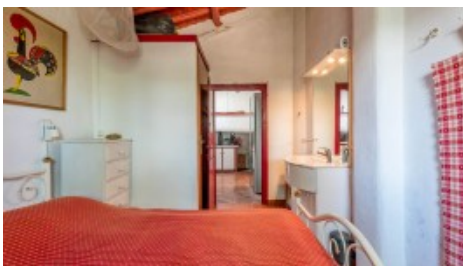
Terrace View



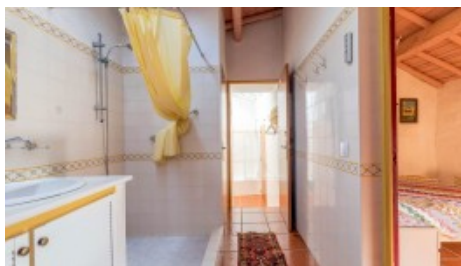
Kitchen



Bedroom



Bedroom



Bathroom



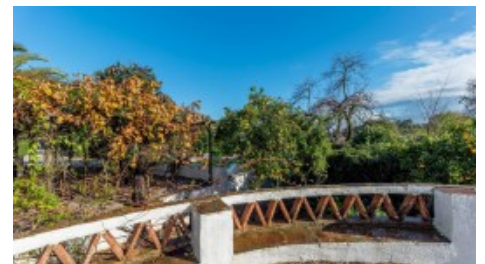
Bedroom



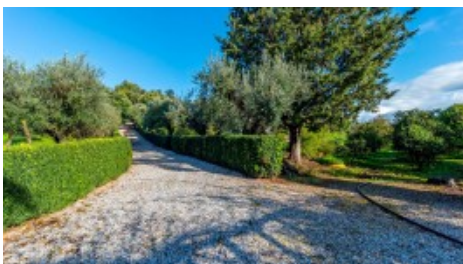
Bathroom



Water Tank



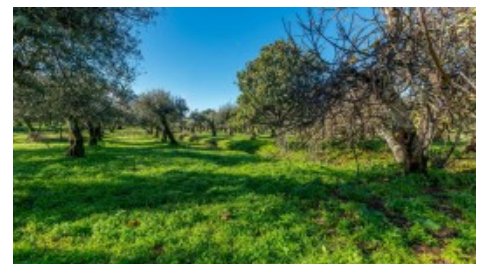
View



Entrance



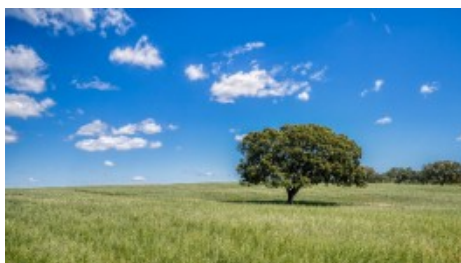
Garden



Garden



Property



Alentejo



River Beach