



## 15-hectare estate with vineyard in Estremoz



### Agenten-Info

|                         |                      |
|-------------------------|----------------------|
| Name:                   | António Pereira      |
| Name der Firma:         | ITHLUX               |
| Land:                   | Portugal             |
| Erfahrung seit:         |                      |
| Art der Dienstleistung: | Immobilien verkaufen |
| Spezialgebiete:         |                      |
| Art der Immobilie:      | Wohnungen            |
| Telefon:                |                      |
| Sprachen:               | Portuguese           |
| Webseite:               |                      |

### Anzeigen-Details

|                |               |
|----------------|---------------|
| Immobilie für: | Kaufen        |
| Preis:         | EUR 1,500,000 |

### Standort

|                       |            |
|-----------------------|------------|
| Land:                 | Portugal   |
| Staat/Region/Provinz: | Évora      |
| Stadt:                | Estremoz   |
| Veröffentlicht:       | 04.02.2025 |

### Beschreibung:

This can be your refuge and change of life, so often coveted, without giving up modernity and comfort. In the tranquility of the Alentejo landscape you can live next to the historic city of Estremoz, distinguished by the Kings of Portugal as a "Remarkable Village", elevated to the category of city in 1926,

### On historical antiquity:

Internationally known for its white marble deposits, the exploration of the "Estremoz Marble" has secular origins, marking its presence in the Temple of Diana in Évora erected in the century. I A.D.

### About the Property:

Inserted in the large Herdade das Barrocas, we find this 15-hectare farm, 170km from Lisbon and 57km from the Badajoz Border, benefiting from the centrality offered by the main road axes.

Composed of an urban plot, with a spacious typical Alentejo house, wrapped in a palette of greens and aromas of the vineyard changing throughout the year, it was fully renovated in 2018.

With three rustic plots dedicated to viticulture, with about 13 hectares in full production of grape



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varieties: Aragonês, Cabernet Sauvignon, Syrah, Tannat, Touriga Nacional, and the indigenous white grape variety of Portugal, Roupeiro, the oldest cultivated in the Alentejo.

The Quinta has a viticultural registration of all its plots at the Institute of Vine and Wine, being associated with Adega de Borba, which annually receives all production, ensuring high profitability.

Characteristics of the Alentejo house:

Typical house dating from 1938, it remains faithful to its origins, positively surprising by the comfort and sophistication of its interior.

The ground floor develops from the social area of the house, where we find a living room and office, dining room, kitchen with pantry and laundry, with direct communication to the outdoor patios and also a guest toilet.

On the same level is the first private area of the house, consisting of a huge suite with dressing room, a bedroom with closet area, full bathroom and a very special space, the "SPA" with Turkish bath and jacuzzi.

Marking the center of the property, the elegantly designed staircase gives access to the upper floor, consisting of two spacious bedrooms with "Velux" ceiling windows that allow natural light and fresh air to enter, built-in closets, large bathroom, and circulation living room area with effective use of multiple cabinets and storage spaces.

Outdoor Leisure Space:

Large openings and porches with shading, so you can enjoy the warm aromas of the vineyard and the earth.

Pleasant swimming pool with outdoor deck and kitchen, with wood oven and barbecue, for quiet moments with family and friends.

Technical characteristics of the farm:

It has a borehole, with excellent supply capacity, for drip irrigation, and a large water table.

Installation of a solar panel system for pumping and irrigation, which increase the efficiency of the exploration.

Existence of tractor and other agricultural support equipment.

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Why invest and live in Portugal?

7th. Safest country in the world Global Peace Index 2023;

One of the best motorway networks in the world;

Portugal considered the best tourist destination in Europe in 2022, for the 5th. time in the last 6 years (WTA);

Lisbon the best Metropolitan Seaside destination in the world in 2022 (WTA);

Madeira Island, the best island destination in the world in 2022 (WTA);

Algarve having a hotel unit elected with the award for Best Lifestyle Resort 2022 (WTA);



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Porto elected as the best City destination in the world in 2022 (WTA)  
Average temperature at 12 noon, in summer: 25° C and in winter: 16° C;  
Considered the 7th. Best country in the world in quality of life 2022 (InterNations);  
Portugal is 4th. Best country in the world where expats feel most at home in 2022 (Internations);  
Mediterranean Diet, classified as a World Heritage Site by Unesco;  
The best fish in the world, according to Ferran Adriá, Chef "El Bulli";  
It has 1 of the 25 most beautiful beaches in the world Tripadvisor 2022;  
It has 3 Portuguese wines among the 12 best in the world in 2022 (Forbes);

Take advantage of this opportunity and ask for additional information!

Eduarda Jotta - Mobile: +351 962 444 565

- REF: ITH3246

|          |           |
|----------|-----------|
| Neu:     | Nein      |
| Zustand: | Renoviert |
| Gebaut:  | 1938      |

### **Allgemein**

|                          |                       |
|--------------------------|-----------------------|
| Schlafzimmer:            | 4                     |
| Badezimmer:              | 4                     |
| Fertige m <sup>2</sup> : | 337 m <sup>2</sup>    |
| Grundstücksgröße:        | 146000 m <sup>2</sup> |

### **Mietbedingungen**

Verfügbar ab:

### **Kontaktinformation**

|           |         |
|-----------|---------|
| IMLIX ID: | ITH3246 |
|-----------|---------|

