



## Estate with 175ha



### Info Agente

Nombre:	Ernesto Mira
Nombre empresa:	AICRE
País:	Portugal
Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments
Teléfono:	
Languages:	Portuguese
Sitio web:	

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 4,200,000

### Ubicación

País:	Portugal
Estado/Región/Provincia:	Évora
Ciudad:	Montemor-o-Novo
Publicado:	22/01/2025

#### Descripción:

- Estate located in the municipality of Montemor-o-Novo, with 175 ha, with mostly high quality land. It has in the nine-year cycle, 8,000 @ of cork divided into 2 cuts.
- In its agricultural aspect, the property has 2 pivots, 1 with 4 ha and one with 14 ha. Which are fed by 2 holes, one with 30,000 liters hours and the other with 80,000 liters hours that supply 2 ponds that feed the pivots.
- The property is self-sufficient, and the feed for the 45 cows and 200 sheep is entirely produced on the property.
- All tractors, implements and equipment used to work the estate will be on the estate.
- The property has electricity through a PT belonging to EDP.
- It also has 3 agricultural houses and 1 old mesh that can be reused in the construction of accommodation.



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- The main hill was completely remodeled and all infrastructures, water network, sewage, electricity and air conditioning, were completely new.

#### Tourism

- The farm has 9 guest rooms with private bathrooms, in the traditional Alentejo model for a Rural Tourism with high quality.

- It also has 1 dining room, breakfast room, laundry area, office and technical area that is in a Spanish patio model.

- With a large pool and a fully updated children's pool. It once had excellent reviews on Booking, given the fantastic conditions that its customers found there, as well as the affable and friendly way in which they were received, very characteristic of the Alentejo people.

- Its location, and at the same time, its isolation from neighbours, allow it to give its visitors moments of total tranquility.

- Located 1 hour from Lisbon and 30 minutes from Évora.

- All the furniture of the Tourism will remain on site, and only some of the decoration belonging to the owner will be removed.

- In the Estate business, the company is sold, which holds all the rights to the land, RPB'S, grennings and ecological rights that allow it to have an income.

- Note: The sale of the company allows savings in IMT taxes on its acquisition.

An estate for a life project, balanced and with enormous potential.

#### COME AND SEE

- REF: 2922025EM

Nuevo: No

#### Común

Dormitorios:	9
Baños:	9
Pies cuadrados terminados:	1750000 m2
Tamaño del lote:	1750000 m2

#### Lease terms

Date Available:

#### Contact information

IMLIX ID: 2922025EM



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