



## 21,53 hectares of Royal lands with a traditional house



### Information de l'agent

Nom:	Cesar de Brito
Nom de compagnie:	DE BRITO Properties
Pays:	Portugal
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	Portuguese
Site web:	

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 399,000

### Location

Pays:	Portugal
État/Région/Province:	Évora
Ville:	Vila Vicosa
Soumis:	18/11/2024

### Description:

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.

The landscape is unique : going from one hill to another, an incredibly green area is adorning the house, while the highest point offers stunning views.

When entering the property, on the left of the dirt road, there is a traditional house of 144m2 to be renovated with various outbuildings. At the top of the hill facing the house, about 400m away, is a small ruin which can be rebuilt as a home up to 350m2 for a farmer.

A plot of 5,35 hectares slopes down from the house to a stream, crossing a huge garden where you can find a large variety of flowers (many roses), shrubs and trees (including palm trees); which offer a home to thousands of birds that will delight you with their songs. The garden is surrounded and crossed by natural green fences that create paths. Down the leisure garden, is a vegetable garden and further down an orange yard with 60 trees of different varieties. Before reaching a stream down the hill, there is a large squared water tank, called chafariz, with blue patterns which serves as a swimming pool and is fed either by a the nora ( where in ancient times the donkey turned around to pump the water) under a pretty tower, or by the water originally delivered through an ancient aqueduct from un underground well around 500 m away. In between the nora and the chafariz, there is a charming chill-out area covered with vegetation. An



olive grove of 1600 trees surrounds this whole area to complete this plot, where you can also find many other fruit trees.

Crossing the stream, there is another water tank once used for washing clothes, fed by a third well. Going up the hill facing the house, which is full of oaks as well as numerous autochthone plants, we reach a small ruin with stunning views to the north and east (over Spain) sides, where you can build another house as a farmer. This part of the land is accessible by crossing the property or directly by another dirt road.

The existing building is rectangular and facing south. The house itself has 4 entrances: through the first you pass into an entrance hall which leads to a bedroom on the left and the kitchen on the front. Crossing the kitchen, we find another bedroom with its own private toilet. To the right of the entrance hall, we access a large living room with a fireplace and its own entrance door. Crossing the living room we find two suites (one with shower and a separate toilet, the other one with bathtub and toilet), both with their own independent entrance door from outside. The building also includes two large barns, in the extension of the house, occupying the last third of it. In front of the house, a large terrace made of pink marble with a small open sky water tank, overlooks the leisure garden to allow you to enjoy a non-polluted nature in total privacy

The garage is on the right of the access road to the property and on the left, there is a shelter for the water deposit which supplies the house by gravity. Under the garage, there is also a small playground for children. Below the terrace, there is a traditional oven house and a small storage room, as well as other covered spaces. In this area there is the septic tank and further on the old pigsties in ruins.

The house is equipped with solar panels and batteries for its own electrical supply.

This property is very special due to the extended vegetation around the traditional house and the amazing views on the top of the hill full of autochthone species. It exudes peace, privacy and harmony with nature. It is located in the Alentejan countryside, next to Vila Viçosa with its castle and the 17th century Palace of the Duques, streets and facades covered in marble, This small city offers all kinds of shops, supermarkets, restaurants, public facilities like a huge swimming pool and all the main administrations are located. It is within the Borba Estremoz famous wine region, 2 horas drive from Lisbon and 45 mn from the Spanish border. - REF: ED046

## Commun

Chambres:	3
Salle de bains:	3
Pied carré fini:	109 m <sup>2</sup>
Dimesions du lot:	215300 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: ED046



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