+351 96 130 65 57

€980.000 | Ref. AA-C082b | Serpa

6	7	✔	580 m2	200000 m2	✖

Beautiful Country Estate with 6 suites and breathtaking views over the idyllic Alentejo near Serpa

Time for Change ...
Only the possibility of realizing a dream makes life worth living.
This wonderful Country Estate with aprox. 20 hectares is located very close to Serpa, on the borders of the Vale do Guadiana Natural Park.
The tastefully furnished house was built ecologically in the typical Alentejo style in 2008 by the current owners and has been run as a B&B ever since.

This property is suitable for people who would like to live and/or work in nature. Dreams can come true here. The airports in Lisbon, Seville and Faro (Algarve) are easily accessible.
The country estate can be used in many ways. E.g. as:
B&B (the property is fully licensed), long-term rental, base for sports activities such as hiking, horseback riding, fishing, biking, retreat and seminar center, self-sufficient communities, family home, horse ranch, etc.

The well-kept 582 square meter country house is situated on a beautiful piece of land with a total of approx. 20 hectares. Built with traditional and selected materials in a style typical of Alentejo country houses, the

property comprises: a guest house, a main house, a swimming pool and covered outdoor dining areas.
The main part features a fully equipped Miele kitchen with first class appliances and a separate dining area, a spacious living room with fireplace, an office overlooking an atrium, a guest bedroom with separate toilet and shower, a storage room for groceries and appliances, a laundry room and a master bedroom with private bathroom.
The guest part has 4 double bedrooms, each with its own bathroom. Two of the bathrooms are equipped with bathtubs, the other two with showers. All rooms are equipped with fitted wardrobes and each have separate access to the outside area.
A corridor connects the rooms and leads to a reception area which adjoins a large communal living room with a fireplace, ideal for relaxation or group activities.
Four steps lead down from the living room to the shared kitchen, which is equipped with a microwave, oven and dishwasher.
The kitchen opens onto a front porch overlooking the pool and countryside. This outdoor area is very popular for breakfast and meals or to enjoy the Alentejo sunsets.
The property has a Class B Energy Performance Certificate. The thick Taipa (clay) walls ensure good insulation in both hot and cold weather. The entire house is covered by a multi-layered roof. Various materials, including a 20 cm thick insulation layer, help to ensure that the temperature is pleasant all year round. The upper layer of the roof consists of tiles and the lower layer of bamboo canes, typical of the traditional construction of Alentejo houses.
The water supply is ensured by its own well (source 2000 liters per hour), as well as a reserve tank with a capacity of 25,000 liters. A UV filter system ensures clean drinking water. The hot water supply is produced by a solar system. The whole house has central heating that runs on wood pellets. This heats the house in the short winter months and gives a pleasant feeling of well-being. There is pre-installation for central air conditioning. The house has mains electricity. It is equipped with high-quality wooden doors, double-glazed windows with wooden shutters and fly screens.
outdoor area

The outdoor area includes a 12 x 4 m swimming pool, which is surrounded by wooden decking, stone slabs and shady old olive trees. There is also a bowling alley with seating and an outdoor grill. All of this offers magnificent views over the idyllic Alentejo countryside and uninterrupted views of a sensational sunset.

Generally
The picturesque villages of Serpa (with plenty of restaurants and shopping) and Sao Domingos (with a lovely swimming lake) are a 15 minute drive away. Mertola can be reached in 35 minutes.

Motivation
This property is being sold because the owners are ready in realizing a new project.