DIVINE HOME®

IMOBILIÁRIA • REAL ESTATE

Melides 2,200,000 €

Ref: SV2092

This property near Melides offers two quaint one bedroom houses on an 8-hectare plot, perfect for tranquil rural living. With traditional Alentejo charm and panoramic views, it's an ideal retreat just a short drive from town and beaches and 1hr 20min from Lisbon.

169sm | 83500sm | 2 | 2 | NO

Quinta Bela Vista Comercial 27, 8200-127 Albufeira • **Tel:** +351 289 501 664 • **AMI:** 11606

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A Monte Alentejano nestled on an expansive 8-hectare plot, conveniently located near Melides.

THE HOUSE
Spanning 169m2, the property consists of 2 one bedroom houses, each with its own kitchen, bathroom, living room, and bedroom, designed in the traditional Alentejo style. While currently in habitable condition, these homes offer potential for enhancement and expansion, with the possibility to extend up to 500m2 in a single residential building. Flexibility is available to adjust the location within the property, ensuring a minimum distance of 50 meters from the boundaries (subject to confirmation from relevant authorities).

OUTDOOR
Situated amidst a picturesque landscape, the property boasts over 8 hectares of land adorned with various trees including cork oaks, pine trees, medronho trees, and orchards, alongside a charming small lake fed by a natural water source. Practical amenities include a borehole, two septic tanks, complemented by agricultural outbuildings. A delightful patio with a barbecue and a terrace offer panoramic views of the expansive land and glimpses of the sea, providing serene outdoor living spaces.

ABOUT THE AREA
Just a 5-minute drive from the town of Melides, renowned for its tranquil atmosphere and the presence of Christian Louboutin's hotel, this property offers the perfect balance of nature and accessibility. Within a short 15-minute drive lies the beautiful Melides beach, while the village itself exudes charm with its traditional whitewashed church and bustling covered market.
Nature enthusiasts will appreciate the unique ecosystem surrounding Melides, with its expansive lagoon classified as a protected area of national interest since 2010. The area is offers opportunities for hiking, horseback riding, surfing, birdwatching, and more. Conveniently located just an hour and twenty minutes' drive from Lisbon airport, this property presents an idyllic retreat within easy reach of urban amenities.

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General details

- Year of construction: Pré 1951
- Type: Detached
- View: Sea views, Countryside views, Mountain views, Garden view
- Parking: Street parking, Private parking space
- Outside area: Private garden
- Heating
- Water: Borehole
- Sewerage: Septic tank

Interior details

- Heating : Fireplace (log burner)
- Warm water: Boiler (gas) , Boiler (electric)
- Lay-out: Ground floor
- Energy certificate: C

Exterior details

- Outside area: Private garden
- Parking: Private parking space
- View: Seaview, Countryside views, Mountain views, Garden view
- Sewerage: Septic tank
- Water: Borehole
- Beach: 15 min. by car
- Golf course: 15 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. by car
- Health centre: 15 min. by car
- Airport: 130KM
- Ownership: Private ownership (On-shore)