



São Bartolomeu de Messines

Ref: SV1150

This excellent estate covers a total area of 24 hectares of very fertile soil, with very good access. The unique opportunity to build your own self-sustainable life, and agricultural business. Even running a business in agricultural tourism is a huge opportunity here. The existing quinta offers you 420 sq. m. space for living, with 360 degrees spectacular views and needs someone who can finish this project. Estimated budget to finish the project is €100K - €150K. When this is a finished and operational farm the estimated value exceeds €1.000.0000 easy.



450sm



240000sm



4



3



NO

Unique estate

This excellent estate in Cerro Alto (4 km from São Bartolomeu de Messines) in the beautiful Algarve region covers a total area of 24 hectares of very fertile soil, with very good access, consisting of an urban plot and agricultural plots. The unique opportunity to build your own self-sustainable life, and agricultural business. Even running a business in agricultural tourism is a huge opportunity here.

Modern Quinta

The existing quinta was built in 1950 and offers you 420 sq. m. of living space with spectacular 360° views. You could live here yourself, together with your parents, family and/or Bed & Breakfast guests. What is great about this quinta is that the current owners have already started a high quality renovation of this house. Which is work you don't need to do anymore! The best thing is that the basis of the renovation is contemporary and the finishes are all to be done to your own taste!

The quinta consists of 3 very big ensuite bedrooms, one master suite with a dressing room, all with a pre-installed heating system.

A large living room with a fireplace, direct access to a beautiful terrace and stunning views all around the property. The kitchen space is very well designed in the centre of the house, with beautiful views as well. Imagine living a self-sustainable life, meeting with family and friends in your kitchen and living from the products of your own soil and toil!

All the windows and doors are double glazed and made from durable cast iron, which is very maintenance-friendly. Mains water and electricity are mounted at the gate, at the front of the property.

Agricultural dream

This massive estate comes with your own orchard and natural water sources, perfect to start your own company to benefit from in many ways. Make your own olive oil, medronho (liquors), jams, carob powder and cork products.

Here you will find:

- 2000 mature Olive trees
- 2000 mature Medronheiro trees
- 4000 cork trees
- 1000 Cypress trees
- 500 Carob trees
- 5 natural water sources

The property is completely fenced on all sides to keep out big animals, with a second fence around the house and the urban fraction of the plots. This makes it perfect to start with agricultural tourism and keep the privacy of your own house.

Features:

- Authentic house in S.B. de Messines
- 420 square meters living space
- 240.000m² agricultural land
- 5 bedrooms
- 4 bathrooms

Perfect for:

- Sustainable living
- Agricultural Tourism
- Agricultural company

Potential capacity

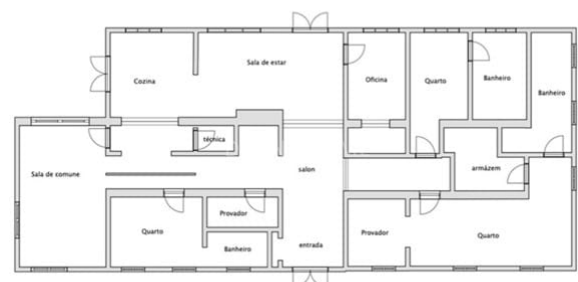
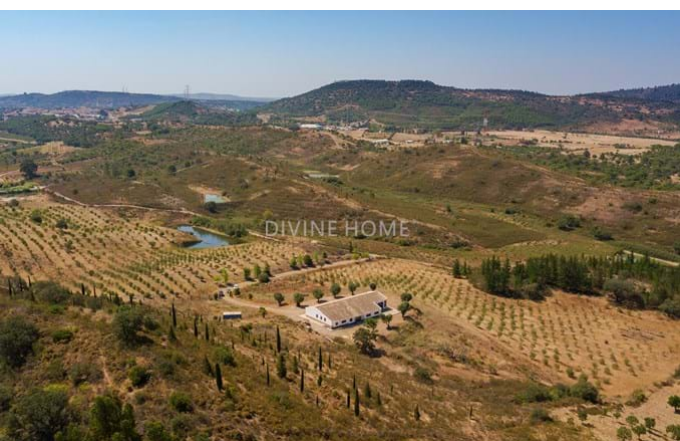
Production of olive oil:

A mature olive tree will produce 15 to 20 kilos of olives per year. That would be a possible production of 40.000 kilo olives. For 1 liter of olive oil you will be needing 5 kilo olives. That would be a production of 8000 liter olive oil per year.

Medronho

The Medronho trees are native to the southern part of Portugal. A traditional Portuguese Medronho liqueur is produced from the fruit of these trees.

The Medronho trees are native species which grow on poor soil. A single mature Medronheira tree produces berries to make



General details

- Year of construction: pre 1951
- Type: Detached
- View: Countryside views, Mountain views, Garden view
- Outside area: Private garden, Terrace / Balcony
- Water: Cisterna, Mains water
- Sewerage: Mains drainage, Septic tank

Interior details

- Heating : Under floor heating (electric), Fireplace (log burner)
- Warm water: Boiler (electric)
- Insulation: Double glazing, Insulated roof
- Bedroom(s): Built-in wardrobes, En-suite bedroom(s)
- Extras: Sliding doors, Pre-installation air conditioning
- Other areas: Library, Fitness room, Games room, Pantry, Storage / utility room
- Lay-out: Ground floor
- Energy certificate: D

Exterior details

- Outside area: Private garden, Fenced/walled terrain, Terrace / balcony
- Parking: Private parking space
- Beach: 20 min. by car
- Golf course: 20 min. by car
- Supermarket: 5 min. by car
- Restaurant: 5 min. walking
- Health centre: 10 min. by car
- Airport: 50KM
- Ownership: Private ownership (On-shore)