



## 15 Bedroom Country Estate For Sale in São Brás de Alportel

Ref: Voila

In the charming town of São Brás de Alportel, in a rural landscape and transitional environment from Barrocal to the Serra do Caldeirão, this Quinta is within a five-minute walk from the centre of the historic, quiet but expanding town.

A unique opportunity to acquire and renovate one of the few stately properties of the end of the 19th century that remains intact, in the centre of the Algarve in a quiet area, with neighbours, but with total privacy. The property is fully walled and is located on an almost flat rectangular plot that approaches 6 hectares.

The property has several access gates and the overall property extends to the following:

- the spacious Main House with several balconies, terraces and porches or arcades;
- the House of the Caretaker with several patios, porches and wood ovens;
- warehouses (previously for cereals, wine, olive oil and fruit);
- the Garage or Stable;
- the Stable;
- the Eiras;
- Nora, The Well, the Mine the Water Holes;
- Tanks and reminiscences of irrigation canals

 15 bedrooms	 3 bathrooms
 13000 m <sup>2</sup>	 59000 m <sup>2</sup>
 1870	
<b>€ 3,500,000</b>	

### Features

- Farm
- Country Estate
- 15 bedrooms
- Energy Rating E
- 3 bathrooms

OUTSIDE, the buildings are framed in classic paved walkways, as well as landscaped spaces with plants and garden trees that extend to the agricultural land with some carob, almond trees, olive trees, other fruit trees and a large area of pasture.

The land, with a rural booklet distinct from the remaining three urban booklets of the buildings, has by its proximity to the urban centre of São Brás de Alportel a huge potential to be partly urbanised which can privilege the viability of a new cultural, tourist, hotel, social or even housing project.

It also has great potential for conversion to organic farming and organic agricultural certificate, with pasture area, orchard, and grove. It has several boreholes and a well with enough water for an agricultural activity, watering of the gardens and supplying the house.

The MAIN HOUSE is around 680m<sup>2</sup> and over two floors consists of a spacious living room with fireplace, dining room, a large kitchen, office and three bedrooms on the ground floor. The remaining seven bedrooms are on the first floor.

Outside the house has several terraces, perfect for outside dining and entertaining.

This property is presented by Quintas and Casas, voted the best boutique real estate agency in Portugal in 2024.

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