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# Alferce

## Ref: SV2211

Renovated farmhouse with self contained annex in the hills of Monchique, with 3 bedrooms and 4 bathrooms. The flat plot in front of the farmhouse, over one hectare of land with urban designation, offers numerous opportunities for equestrian activities or for tourist exploration.

| | | | | |
|---|---|---|---|---|
| 120sm | 49000sm | 3 | 4 | NO |

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

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In the hills of Monchique, in the valley of Foz do Vale, lies this beautifully renovated farmhouse. This unique flat plot of an impressive 50,000 m² offers you numerous opportunities. You can enjoy peaceful living, develop tourist activities, or engage in equestrian activities. The total land area is 50,000 m², with 20% designated for urban use. A unique potential!

The farmhouse is easily accessible via a national road, with the last meters being a dirt road. With one neighbor not too far away, you live in a rural setting but not completely isolated.

In the house, you'll find many authentic details such as mezzanines, a loft, a spiral staircase, wooden beams and ceilings, heavy wooden doors, window shutters, and authentic stucco. These details have been preserved despite the modernizations, giving the house modern conveniences with a traditional atmosphere.

The water supply comes from a well and there's also a rainwater collection system from the roof with multiple storage tanks for added sustainability.

The main house has 2 bedrooms ensuite, both equipped with a shower, sink, and toilet.
Ceiling fans provide comfort during summer in both the living room and the main bedroom.

For the cooler days, the cozy living room has a lovely wood stove. Additionally, the entire house, including the annex, is equipped with electric wall heaters. The loft in the middle of the living room, under the high wooden ceiling, adds an extra dimension to the space.

The charming kitchen is fully equipped with plenty of storage, a range hood, a dishwasher, a gas stove, an oven, and a spacious American refrigerator.

The whole house is on one level, with a self contained annex at the end of the farmhouse. Here, you'll find the third bedroom ensuite, a kitchen, a fireplace and its own entrance.

Next to the house, there's an outdoor kitchen with a pizza oven and BBQ. A lovely covered area where you can spend warm summer evenings and create beautiful memories with friends.

You can park your car under the carport behind the house, and from here, you easily enter the farmhouse. Everything is on one level, and the land is flat, which is quite unique in this mountainous region of the Algarve.

The property also features a hot tub, ideal for relaxing and enjoying the stunning views and clear night skies perfect for stargazing. The land includes a vegetable garden and many fruit trees, offering a wonderful opportunity to live a more self-sufficient lifestyle.

Features:

- 10,000 m² of flat urban land
- Complete renovation in 2016 with further renovations in 2023
- Electric wall heaters
- Mountain spring/water mine
- Self contained annex
- Hot tub
- Covered outdoor kitchen with BBQ and pizza oven
- Large storage room
- Vegetable garden and fruit trees

This unique property with great potential is certainly worth a visit. When can we welcome you?

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## General details

- Year of construction: pré 1951
- Type: Detached
- View: Countryside views, Garden view
- Parking: Private parking space
- Outside area: Private garden
- Sewerage: Septic tank

## Interior details

- Heating : Fireplace
- Warm water: Boiler (electric)
- Insulation: Double glazing, Insulated roof
- Furniture: Furniture negotiable
- Kitchen: Fully fitted , Microwave, Oven, Washing machine, Dish washer, Hob (gas) , Fridge / freezer, Access to garden, Access to terrace
- Bathroom(s): Shower
- Bedroom(s): Access to terrace, En-suite bedroom(s)
- Extras: Satellite TV
- Other areas: Storage / utility room, Annex
- Lay-out: Ground floor, Mezzanine
- Energy certificate: C

## Exterior details

- Garden
- Outside area: Private garden, Fenced/walled terrain, Terrace / balcony
- Parking: Carport
- View: Countryside views, Mountain views, River view, Garden view
- Sewerage: Septic tank
- Beach: 45 min. by car
- Golf course: 30 min. by car
- Supermarket: 10 min. by car
- Restaurant: 10 min. by car
- Health centre: 10 min. by car
- Airport: 80KM
- Ownership: Private ownership (On-shore)