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São Martinho das Amoreiras

Ref: SV2337

This charming countryside property sits on 7.5 hectares of land with a mix of cork, olive, and fruit trees, plus a small vineyard. The house is partially habitable, with space for expansion and a separate private room for guests. A 25 sqm ruin with potential for restoration adds to the property's possibilities.

149.5sm	75125.5sm	2	1	NO

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

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The House
This detached countryside property offers a unique opportunity with a partially finished home. One section has been made habitable, featuring a cozy living room, a kitchen area, one bedroom, and a bathroom. The other part of the building is yet to be completed, allowing for expansion and customization. Additionally, a separate private room with its own entrance provides flexibility for guest accommodation or independent use.

Ruin
Included in the property is a 25 sqm ruin, with registration already in process. It is easily accessible via an existing road and can be connected to the current water and electricity supply, offering further development possibilities.

Outdoor Space
Set on 7.5 hectares of land, this property offers a mix of natural beauty and agricultural potential.
- Natural Water Sources: A borehole ensures a reliable water supply, complemented by an additional water well. A small constructed lake, partially shared with a neighboring property, adds to the landscape’s charm.
- Cork, Olive, and Fruit Trees: The land is rich with cork trees, including both young and mature ones ready for harvest. Olive trees and various fruit trees provide seasonal produce and a true taste of rural living.
- The Vineyard: Once a productive vineyard, this land has the potential to yield up to 2,000 liters of wine annually. The grapevines are still thriving, offering the possibility of reviving winemaking traditions.

The Land and Surroundings
The diverse landscape stretches from gentle valleys to scenic hilltops. One side of the property features a steep incline with shaded cork forests and a small meadow surrounded by fruit trees. The other side has terraced areas and open valleys, leading to elevated viewpoints with breathtaking countryside views.

The Area
Located just 15 minutes from São Martinho das Amoreiras, this property is well-positioned for those seeking both seclusion and accessibility. The stunning beaches of the West Coast or the Algarve are an hour’s drive away, making this an excellent choice for those who appreciate nature while staying within reach of modern conveniences.

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General details

- Communal parking
- Year of construction: 2004
- Type: Detached
- View: Countryside views, Mountain views
- Parking: Garage, Private parking space
- Outside area: Private garden, Terrace / Balcony
- Heating
- Water: Borehole

Interior details

- Heating : Fireplace
- Warm water: Boiler (gas)
- Insulation: Double glazing
- Kitchen: Fridge, Hob (gas)
- Bathroom(s): Shower
- Lay-out: Ground floor
- Energy certificate: E

Exterior details

- Garden
- Outside area: Private garden, Terrace / balcony
- Parking: Private parking space, Garage
- View: Countryside views, Mountain views
- Water: Borehole, Cistern
- Supermarket: 15 min. by car
- Restaurant: 15 min. by car
- Airport: 100KM
- Ownership: Private ownership (On-shore)