

## Stunning farm near Abrantes in Central Portugal



Ref. Id	Living Area	Total Area	Price	Bedrooms	Bathrooms
TZ773	550 sq. m	20000 sq. m	930,000 EUR	5	3

## Description

Stunning farm near Abrantes in Central Portugal

This two-hectare farm is located fifteen minutes from Abrantes and 5 min from the A23. It has an elevated position three hundred metres from the road. The main house consists of two floors, each with 227m<sup>2</sup>. With five bedrooms, one of which is ensuite and one master ensuite, one kitchen, one dining room, one living room, two bathrooms, one games room with bathroom.

There is a borehole of 135 meters; the water is at 80 meters, ensuring a constant supply.

In more detail, there is:

Hydraulic mosaic tiles cover the floors, the shutters and double glazed windows in green lacquered aluminium and white, respectively.

Ground floor:

one kitchen one pantry one lounge with fireplace one entrance hall two bedrooms, one ensuite one ensuite with dressing room one family bathroom

Access to the first floor is via carved wooden stairs.

First floor:

games room bathroom bedroom dormitory

A 4x4 meters mezzanine flanked by a wooden structure in the ground floor's ceiling coincides with a 1.1x1.1 opening in the roof with a skylight in a tilting glass window, allowing direct entry of light from the roof to the ground floor.

It has a wooden-framed balcony.

Outside:

swimming pool

changing rooms playground several annexes:

Storage

Building, hydraulic mosaic floor 20 m<sup>2</sup>.

Garage

Building, hydraulic mosaic floor 56 m<sup>2</sup>.

Men's bathhouse

Which has a hydraulic mosaic floor 21 m<sup>2</sup>, which has a bathroom and four showers.

Ladies bathhouse

Which has a hydraulic mosaic floor 21 m<sup>2</sup>, with a bathroom and three showers.

multi-sport field

Painted with non-slip paint with an area of 620 m<sup>2</sup>, the tennis and basketball courts are fenced at four meters.

Portable basketball hoops.

Support shed for the multi-sport field

Wooden structure with paved floor, area of 37 m<sup>2</sup>.

Irrigation booster house

Masonry building, screed floor, area of 2 m<sup>2</sup>.

Pool

Walls lined in navy blue mosaic with interior lighting and pre-installation for placing sound in the water.

The exterior floor in ceramic mosaic.

All this plus the caretakers house: consisting of two bedrooms, kitchen, living room and bathroom.

There is also regional cuisine, an underground cellar, kennels, dovecotes, haystack, shed with agricultural equipment and pump house for the swimming pool.

The land is fully fenced, has a surveillance camera next to the entrance gate, has several fruit trees, vines, and olive trees. It is possible to produce 2500 litres of wine annually, 60 litres of brandy, and 340 litres of olive oil.

The sale is made with fully furnished property and includes tractors and agricultural equipment.