



## Alpedrinha - Farmhouse



 1  
Bedrooms

 2  
Bathrooms

 429  
Area (m<sup>2</sup>)

 56400  
Land Area (m<sup>2</sup>)

**369 000 €**  
(EUR €)

## Quinta Vinha das Canas - 5 hectares land with lake, river and little house

Arriving from the historic village of Alpedrinha, you access via a dirtroad to the 5,2ha property. The bordering river is dividing it from an additional 4400m<sup>2</sup> measuring land with a non-registered ruin. In this area you have beautiful views of the Serra da Gardunha, countless hiking trails, viewpoints and river beaches to cool off in summer. The place is close to Serra da Estrela, Monsanto and Fundão, the cherry region of Portugal.

Entering the property you will see the main building, a farmhouse registered as habitation with a footprint of 248m<sup>2</sup> on 2 floors. The property is currently used as an alternative campsite and features all the necessary facilities for camping guests. The main building consists of a big, light-flooded communal room with dining space, bar and fully equipped kitchen area. There is a spacious outdoor

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seating and lounge area with mountain view, wood oven and a little building for the borehole, which is the water supply for the building and camp. From the back of the building you enter two separate divisions with 4 WCs, 4 sinks and 4 showers in the first one and 4 WCs, 3 sinks and 4 showers in the second one. Next to it there is a storage room with washing machine.

An external tiled staircase leads up to a little terrace and a unit with a cosy modern living room and bedroom with PVC windows and double glazing.

A large part of the property is planted with cherry trees, with irrigation system already in place. A few other varieties of fruit trees can be found as well (apricot, peach, pomegranate).

There are several big polytunnels made of metal structures on the land, some of the covers need replacing to make use of them.

Unique about this property is that it has its own lake and water dam which can be used for irrigation and provide a nice space to spend time in nature.

Walking across the little river bridge you have access to the additional piece of rustic land with the ruin and more opportunities to revive this slice of rural paradise.

The area that is currently used for camping is flat, has several power points with electricity already installed. It is partly shaded, there are pines and young paulownia trees.

Great potential for farming, hosting camping guests or having your own getaway in a peaceful and serene setting. Water supply is ensured by recently installed, licensed borehole, lake and dam. Connected to main sewage system.

Enchanted by this idyllic property? Please get in touch for more information and viewing appointments!

#### Measurements:

Communal room: 7,7m x 9,6m, height 2,8m

Bathroom 1: 5,9m x 6,4m

Bathroom 2: 3,9m x 6,4m

Laundry/storage room: 4,4m x 4,1m

Living: 4,9m x 3,6m, height 3,6m

Bedroom 4,9m x 3,2m

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## Property Features

- Washing machine
- Equipped kitchen
- Proximity: Mountain, Open field
- Floors: 2
- Drive way
- Views: Countryside views, Mountain views, Lake view
- Borehole
- Irrigation System
- Energetic certification: G
- Access: Dirtroad
- Dishwashing machine
- Quiet Location
- Water pond
- Laundry
- Storage / utility room
- Double glazing
- Parking space
- Uninterrupted views
- Terrace
- Mains electricity

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