




## Aldeia do Bispo, Águas e Aldeia de João Pires - Farmhouse



 2  
Bedrooms

 2  
Bathrooms

 221,96  
Area (m<sup>2</sup>)

 14200  
Land Area (m<sup>2</sup>)

**385 000 €**  
(EUR €)

### Quinta Saramaga - Stunning off-grid 2 bedroom house with 1,4 hectares

This gem of a property is a fully off-grid 1,4 hectare farm and it features a renovated and extended granite farmhouse, with all works approved and completed with local council and supervised by a local architect. Full project submitted and approved with fully legal and licensed habitation certificate.

#### The House

The 2-bedroom farmhouse is renovated with great eye for detail and comfort. The granite stone walls ensure natural insulation to keep the house cool in the summer and cozy during the winter months. On top of this natural insulation, a high specification insulation is applied in the roof, floors and newly constructed extension walls.

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All structural timber is imported French chestnut wood with insect treatment and protective oil applied. New aluminium double glazed doors and windows are installed.

The ground floor features a large open plan kitchen and living space with a total area of 12 m x 5,50m. More specifically, the living room measures 5,35 m x 5,80 m and the kitchen 5,50 m x 5,70 m.

The room is bright and light, and the use of natural colours and material for the interior design, allows you to fully enjoy the tranquillity of living in rural Portugal. The spacious feeling of the rooms is mainly due to the royal ceiling heights which are 2,30 m and 5,40 m in the kitchen area and 2,70 m in the living room.

In order to make sure that your house provides you comfort during the wintertime as well, there are two high quality Norwegian (Jotul) cast iron wood burners professionally installed by Jotul supplier.

From the kitchen, you walk into a large pantry of 3,50 m x 2 m, which you could use as a support area for the kitchen, storage or a hall way for coats, shoes and bags.

Using a short corridor of 2,20 m x 1,20 m, you find a beautifully decorated bathroom that features a walk-in shower, toilet, bidet and sink with a total measure of 2,10 m x 3,20 m.

The bedroom with the comfortable size of 3,40 m x 3,65 m and a window to the garden, makes it perfect as a resting area.

The first floor has a great space (5,65 m x 3,00 m) for multipurpose use. Think about for example an office, playroom or relax area. You can also find a bedroom with a bathroom on this level. The bathroom of 1,85 m x 3,50 m has a bathtub (1,30 m x 0,50 m), walk-in shower, toilet, and sink. The bedroom provides a lot of natural light through the roof window and the continuous use of the natural materials like granite stone and wood, creates the right environment for a serene night's sleep. The bedroom can be heated during the wintertime by the tube of the wood burner that is placed in the living room.

The house is sold fully equipped with brand new and second hand furniture, decoration, lights, carpets, electronics (starlink, television, portafilter espresso machine, ...), kitchen equipment, Berkey water filter, plenty of interesting things for a self-sufficient off-grid live as well as a fully stocked pantry with vegetarian / vegan organic wet and dry food supply for roughly 6 months.

Remote workers will love the reliable and fast internet via 5G router.

There are 5 x external CCTV cameras connected to home Wi-Fi system enabling remote monitoring.

### Electricity Supply

The house operates on electricity only, including cooking (induction hob and electric oven) and hot water (Wi-Fi enabled Ariston cylinder).

Electricity is provided by a large solar system comprising; 15 panel array (7kwh peak production), 17.5kwh lithium Pylontech battery bank, 2 x 5kwh inverters (10kwh continuous supply and up to 18,000kwh peak power. All professionally installed Victron components. Wi-Fi controlled system. If

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you have some rare consecutive weeks without the Portuguese sun, your high quality 6500W back up petrol generator can step up and provide you with the electricity you need and charge your batteries back up in only an hour!

### Water and Sewerage

Domestic water is supplied by own borehole. This water has been thoroughly tested and passed as good and safe. Nevertheless, a professionally designed and installed 3 stage filter system and UV light makes sure that you can safely drink your own water without a worry.

Sewerage is managed with a licensed septic tank per architect project.

### The Farm

The farm counts 149 olive trees reliably producing over 60 litres of olive oil from a partial harvest. The land benefits from 4 years management on permaculture principles with no chemicals used anywhere on the land. The fact that the land is situated on a south facing slope, ensures highly productive fruit trees including almonds, fig trees (22), prickly pear, strawberry trees, apples, pears, plums and citrus. Would you like to make your own biological wine? This is possible as well with the harvest of numerous grape vines enabling wine production.

If you are planning on having grazing animals or want to make sure that your dogs can run around freely and safely, this is all possible because the property is fully fenced with two access gates.

Close to the house is a support building with several divisions. This is also where the borehole water storage and water filters are installed. There is a storage area and workshop, a room with the full solar system installed and batteries. It also features a carport that is large and high enough to park a camper van.

Further down the land there is a open shed that was used as a stable. Here you can also find a 20,000 water storage tank, space for a vegetable garden and the metal structure for a large green house. This structure is secured with cement and is very reliable. The cover of the structure is currently stored as it needs some maintenance.

There is another shed which is currently used as storage and has a convenient size of 5,00 m x 4,65 m.

### Irrigation Water

There is plenty of water on this property with a fully licensed new borehole and pump, refurbished and concrete lined and capped well, 2 seasonal ponds for water attenuation, swales and bunds for water retention. The water is very well managed by new underground water pipes from well and borehole for irrigation and house water. A new concrete 20,000 liter irrigation tank and 2 meters deep holds the water for you until you need it, and a 5000 poly water tank is also present for irrigation.

### Wooden Cabin

At a quiet location on the farm, your guests can comfortably stay in the wooden cabin (6,00 x 5,00 m) that features a basic kitchen units and appliances, and a bathroom. The bathroom (2,00 m x 1,65 m) comes with shower, toilet and sink. The walls and roof are insulated, and there are double glazed

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windows.

There is a sewerage system with a vermicompost flushing toilet. Hot and cold water is supplied by way of gas boiler and borehole connection. Electricity connection from the main house supply.

#### Location

The farm is ideally located in a quiet, rural area and only 1,5 kms (15 min. walk) from the centre of the village of Aldeia do Bispo and less than a 10-minute drive from Penamacor and Auchan supermarket. Castelo Branco is 52 kms away.

**\*\*Extra\*\*** Together with the property you can buy a 1993 Nissan pickup truck MD 21 2.5D 4WD Diesel 80cv / 59 kW. Approx. 200.000 km, Inspected until August 2025. For an additional € 15,000

Get in touch with us for more information and viewing appointments.

## Property Features

- Heating
- Equipped kitchen
- Garden
- Quiet Location
- Drive way
- Views: Countryside views, Garden view
- Double glazing
- Borehole
- Parking space
- Energetic certification: B-
- Terrace
- Solar Panels
- Wood burner
- Thermoaccumulator
- Sealed land area
- Floors: 2
- Storage / utility room
- Guest cottage
- Pantry
- Septic tank
- Irrigation System
- Balcony
- Furnished
- Access: Dirtroad

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