RealKasa® eXp®

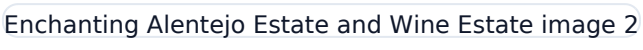
Real Estate Solutions

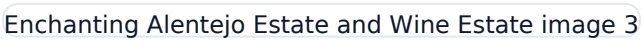
At RealKasa®, our market strategy is focused on discretion, premium presentation, and highly qualified buyer matching. Each property is positioned with a tailored narrative to maximize perceived value and market response.

Enchanting Alentejo Estate and Wine Estate

Ref: 86384492 | Évora > Montemor-o-Novo









€1.200.000

Business type	Sale	**Property type**	House
Bedrooms	6	**Bathrooms**	4
Area	313 m2	**Total rooms**	9
Balcony	Yes	**Terrace**	Yes
Heating	Electric	**Building area**	313 m2

Description

Main Features

Typology: 6-Bedroom Villa (2 Suites)

Total Land Area: 32,750 m²

Covered Area: 490 m²

Vineyard Area: 6,700 m²

10m x 5m Swimming Pool (depth 1.4m to 2.4m) with complete privacy / Orchard / Outdoor Kitchen / Closed Garage / Agricultural Warehouse / Outdoor parking for 6-7 cars

Local Accommodation License (AL)

Rural, peaceful environment with excellent tourism profitability

General Description

As you enter through the electric gates, you'll discover a true refuge in the heart of the Alentejo.

The entrance hall is spacious and luminous, separating the social area from the private area of the house.

In the social area, you'll find:

Dining room with wood stove and generous space for entertaining;

Rustic yet modern kitchen, with spacious pantry and excellent conditions for those who love cooking;

First lounge with large brick fireplace and direct access to the veranda;

Veranda and garden with distinct zones for dining, leisure and play.

The house also features a winter lounge with wood stove, perfect for creating different environments, such as reading area, games room or office.

In the private area, two corridors lead to the bedrooms, including two suites, both with fireplaces, adding comfort and elegance. They also have a separate dressing room area.

Exterior

Covered veranda overlooking the garden and outdoor kitchen, ideal for barbecues year-round;

Large safe lawn for children;

10m x 5m Swimming pool (depth 1.40m to 2.40m) with complete privacy, surrounded by an extensive leisure area with panoramic views over the Alentejo countryside, the perfect place to relax, entertain friends or enjoy long sunny days;

Outdoor bathroom and landscaped corners ideal for creating reading zones, bar areas or rest spaces;

Closed garage with direct access to the garden;

Agricultural support warehouse, ideal for storage, equipment or small productions.

Agricultural Area

Orchard with a wide variety of fruit trees: fig trees, orange trees, lemon trees, medlar trees, cherry trees, among others;

32,300m² of land of which 6,700m² are already integrated vineyard in the winery located 1,200km from this property and which produces 4 registered brands of DOC Alentejo wine;

The winery (company) is owned by the same owners and should be acquired simultaneously (at the additional value of €795,000) with the estate.
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2 boreholes 100m deep that supply the house and agricultural area;

3 septic tanks for sanitary water;

Property completely fenced and walled.

Comfort and Security

Air conditioning / Alarm system / Interior shutters Practical and functional maintenance

Location

Located approximately 5 km from the center of Montemor-o-Novo, where you'll find all essential services (shops, restaurants, schools and health center).
Only 30 minutes from Évora, 1 hour from Lisbon Airport and 1 hour from Comporta/Troia beaches, a privileged location that combines rural tranquility with urban proximity.

Ideal For

Living comfortably in the countryside

Investing in a rural tourism project

Producing your own wine

Enjoy quiet holidays in the Alentejo

A unique estate where the charm of rural life meets modern comfort. With an expansive swimming pool with stunning views over the Alentejo countryside, your dream awaits, just minutes from Montemor-o-Novo, 30 minutes from Évora and an hour from Lisbon or the sea.

Related Properties

Winery with Controlled Denomination of Origin Wine Certificate - Alentejo

Évora > Montemor-o-Novo

Winery with Controlled Denomination of Origin Wine Certificate - Alentejo

Ref: 86384770

€795.000



Évora > Montemor-o-Novo

ANTÃO VAZ VILLA - 3+1 Bedrooms - Montemor-o-Novo

Ref: 86500432

€1.570.000



Évora > Montemor-o-Novo

L'AND VINEYARDS – Montemor-o-Novo

Ref: 86492154

€1.570.000



Évora > Montemor-o-Novo

ALICANTE BOUSCHET VILLA - T4+1 - Montemor-o-Novo

Ref: 86492688

€1.590.000

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This brochure was prepared by RealKasa® for property presentation.

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