



Vendas Novas - Farmhouse



N/A
CLASSE ENERGETICA

 **6** Bedrooms
  **6** Bathrooms
  **719** Area (m²)
  **16873** Land Area (m²)
  Garage
 800 000 € (EUR €)

Dream Property in Vendas Novas, Évora

Discover this fantastic estate located in Bombel, in the municipality of Vendas Novas, district of Évora. Located in a quiet environment and with easy access to the main roads (N4, A13 and A6), this property offers the perfect balance between comfort, privacy and self-sustainability, just 45 minutes from Lisbon and 5 minutes from the center of Vendas Novas.

Property Features

With a vast area of 16 hectares (160,800 m²), the estate is fully fenced and is divided into several plantations, including fruit trees, eucalyptus, cork oaks and about 1000 pine trees. The land is carefully organized to ensure future self-sustainability, including:

- 4 hectares of eucalyptus (with profitability of 20 thousand euros every 8 years);



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¹ (Call to national fixed network) | ² (Call to national mobile network)



- About 1000 pine trees (with an annual income potential of 25 thousand euros from 2030);
- 50 cork oaks (which monetize 5 thousand euros every 9 years);
- 5 furnaces for charcoal production (generating a monthly profitability of 2,000 euros).

The property also features an 8-metre-deep well, borehole, water tanks and an automatic irrigation system that covers the entire area. In addition, it has two lakes, one with a permanent spring and the other seasonal, offering a natural and relaxing environment.

Luxury Villa

The estate includes a house of 650 m² of gross area, practically completed and spread over two floors. The residence, built in 2005 and in good condition, offers:

- 6 bedrooms, 4 of which are suites;
- 5 bathrooms;
- Fireplace, storage room, garden and spacious garage for several cars.

In addition, there is the possibility of expansion, since the construction index of 0.2% allows the construction of another house on the land.

This property is ideal for those looking for a refuge in the countryside, with excellent profitability and self-sustainability, without giving up comfort and proximity to big cities. Don't miss the opportunity to get to know this unique estate in Vendas Novas!

Book your visit now!



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Property Features

- Equipped kitchen
- Fireplace
- Garden
- Proximity: Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Energetic certification: Exempt
- Storage / utility room
- Solar orientation: North, South, East, West
- Main drainage
- Orientation: Exterior
- Pantry
- Garage
- Quiet Location
- Built year: 2005
- Attic
- Views: Countryside views
- Drive way
- Uninterrupted views



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