

# Quinta do Calvo

Lardosa / Fundão


## 87,500 Euros

## Description and Photos



 70 m<sup>2</sup> footprint

 1.7 ha (4.2 acres)

 countryside,  
1 km to village

 87,500

## Short Description

Great smallholding in idyllic setting with an abundance of fruit and olive trees. 70 m<sup>2</sup> granite stone house, great views, just 1 km to the village of Lardosa and only 16 km to Castelo Branco.

## Key Data

Price:	87,500 Euros
Living space:	70 m <sup>2</sup> footprint
Construction:	local granite stone
Land:	1.7 hectares (4.2 acres)
Location:	countryside, picturesque, 5 minutes' drive to village
GPS-coordinates	N39°59'50" W7°26'44"
Access:	very good tarmac lane
Water:	well water
Electricity:	connected,
Phone / Internet:	not connected but easily done, internet easily possible
Extra costs:	around 5,000 Euros: including purchase tax (IMT), notary deed transfer fee, property registration, solicitor / lawyer
Annual Property Tax ca.:	under 100 Euros / year

## Full Description

**Great smallholding in idyllic setting with an abundance of fruit and olive trees, a 70 m<sup>2</sup> granite stone house and great views!**

The Quinta do Calvo is set in beautiful Portuguese countryside with excellent far-reaching views to the Serra da Gardunha mountains. The village of Lardosa, where there are numerous bars / cafes, etc. is just 1 km away. Castelo Branco is 16 km away, Fundão is a 15-minute drive and the Marateca lake for a summer swim is a mere 3.5 km.

The quinta is a very pretty smallholding with a land size of 1.7 hectares (4.2 acres), consisting of one big meadow with the house located in the middle. The land is flat and easy to maintain. There is an abundance of trees, around 100 olive trees, some pine trees, orange and tangerine trees, lemons, apples, pears, fig, loquats and lots of grape vines. There are two big water wells and lots of space for vegetable growing.

The house is made of granite stone and has a 70 m<sup>2</sup> footprint. The walls are pointed inside and out. There is a nice patio area under the chestnut-beamed roof. The roof is new and insulated. The floor is tiled throughout. The kitchen needs to be fitted, but the plumbing, gas and electrics are in place. The house consists of a kitchen / living / dining room, 1 bedroom and 1 bathroom and a covered patio. The bathroom is just being fitted with shower, toilet and washbasin. Electricity is connected.

GPS coordinates N39°59'50" W7°26'44"













