


# Quinta do Casqueirinho

Castelo Branco / Mata / Alcains

## 130,000 Euros

## Description and Photos



 304 m<sup>2</sup> (2 buildings, 2 floors) registered for habitation

 5.8 ha (14.3 acres)

 Rural / private

 130,000

## Short Description

Gorgeous quinta with two stone buildings to renovate. 5.8 hectares (14.3 acres) of beautiful land with masses of fruit trees, orange, and tangerine groves, lots of olive trees, productive vineyard, and lots of spring water. Very good access. Complete quiet and privacy.

## Key Data

Price:	130,000 Euros
Living space:	building 1) 120m <sup>2</sup> footprint, building 2) 32m <sup>2</sup> footprint, x 2 floors
Construction:	local stone
Land:	5.8 hectares (14.3 acres)
Location:	countryside, picturesque, 5-minute drive to villages
GPS-coordinates	N39° 53'34" W7° 21'52"
Access:	good
Water:	3 wells, 1 big water hole
Electricity:	4,000 to 5,000 Euros to have connected
Phone / Internet:	not connected but easily done, internet easily possible
Extra costs:	around 4,000 Euros: including purchase tax (IMT), notary deed transfer fee, property registration, solicitor/lawyer
Annual Property Tax ca.:	Under 100 Euros / year

## Full Description

**Gorgeous quinta with two stone buildings to renovate. 5.8 hectares (14.3 acres) of beautiful land with masses of fruit trees, orange, and tangerine groves, lots of olive trees, productive vineyard, and lots of spring water.**

The Quinta do Casqueirinho is situated in an idyllic spot some 2 km from the village of Mata, approximately 4 km from the village of Escalos de Baixo, 12 km from Alcains and 16 km from Castelo Branco. The access to the property is good on a 0.5 km dirt track.

The quinta really is gorgeous ! It sits in total peace, quiet and privacy. It is walled all around and has a really nice feel to it.

There are two good stone buildings to renovate, both registered for habitation. One has a footprint of 120 m<sup>2</sup>, the other 32 m<sup>2</sup> times two stories / floors. Both buildings are completely empty inside and need complete internal renovation.

The quinta is ideal for smallholding/self-sufficiency. The land size is 5.8 hectares ( 14.3 acres). There is lots of year-round spring water coming from 3 old stone wells and a big dug water hole. There is plenty of room for animals and for food growing. The citrus groves are wonderful, bursting with oranges and tangerines that ripen at different stages. There are around 100 olive trees of the Galega and Cordovil varieties, capable of providing more than the year's supply of olive oil. There is a large area planted with grape vines (red and white), so there's plenty of grapes to be eaten and turned into wine and / or juice.

Apart from the orange and tangerine groves there are all sorts of fruit trees including quince, pear, apple, fig, chestnut, peach, lemon, loquat, and persimmon. There is currently no electricity, it would cost 4,000 to 5,000 Euros to have connected (we could help organise this, if needed).

With all its qualities, the Quinta do Casqueirinho will definitely make someone a fabulous home and smallholding!

GPS coordinates: N39°53'34" W7°21'52"



























