



Quinta Vale da Coelheira Pedrógão Pequeno / Castelo Branco 32,500 Euros



Description and Photos

 ruin 80 m² x 2
floors = 160 m²

 1.2 hectares
(3 acres)

 Rural

 32,500

Short Description

The quinta has 1.2 hectares (3 acres) of very nice, open, sunny land with a variety of trees. 80 m² stone ruin registered for habitation can be built up on 2 floors, which results in 160 m² living space.

Key Data

Price:	32,500 Euros
Living space:	ruin with 80m2 footprint x two floors = 160m2
Construction:	local stone
Land:	1.2 hectares (3 acres)
Location:	rural, pretty, very quiet, , 2 km to Pedrógão Pequeno
GPS co-ordinates:	39°54'32.7"N 8°07'01.4"W
Access:	reasonable woodland track
Water:	borehole with pressure tank
Electricity:	connected
Phone / Internet:	not connected (but easily done), Internet easily possible
Extra costs:	not more than 2,500 Euros: including purchase tax (IMT), notary deed transfer fee, property registration, solicitor/lawyer
Annual Property Tax ca.:	Under 50 Euros / year



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Full Description

An absolutely charming place to build a new life!

Quinta Vale da Coelheira is located in a lovely, peaceful spot less than 2 km from the market village of Pedrógão Pequeno.

The pretty cobbled village of Pedrógão Pequeno has a weekly Sunday market, a post office, pharmacy, primary school, B&B, hotel, restaurant, doctor's surgery as well as various shops and bars. Over the dam and the beautiful Cabril Lake which is less than a 5 minute drive, is the small town of Pedrógão Grande.

The quinta has 1.2 hectares (3 acres) of very nice, open, sunny land. The great big meadow has a very nice feel to it. There's a hillside, some big chesnut trees, three big pear trees, a couple of young orange trees, oaks and cork oaks and around 40 to 50 young olive trees.

There is a stone ruin (80 m² footprint) registered for habitation with two floors. The ruin is in a bad state but it's there and registered, so it can be built back up. There's a good flat area around the ruin for vehicles, a caravan etc. plus loads of space for yurts or domes, animals and veg growing. Electricity and borehole water are piped to the ruin. Access to the quinta is about 200 metres on a reasonable woodland dirt track.

GPS coordinates 39°54'32.7"N 8°07'01.4"W







