



## Santa Clara Blueberry Farm for sale in Moimenta da Serra Portugal



### Agenten-Info

Name:	Niall Madden
Name der Firma:	Esales Property Limited
Land:	Vereinigtes Königreich
Erfahrung seit:	2002
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	English
Webseite:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 498,732.44

#### Standort

Land:	Portugal
Postleitzahl:	6290-241
Veröffentlicht:	30.10.2025

Beschreibung:

Santa Clara Blueberry Farm for sale in Moimenta da Serra Portugal

Esales Property ID: es5554832

Quinta de Santa Clara – Mirtialta, Unnamed Road, 6290, Portugal

Turnkey Blueberry Farm for Sale in Portugal: Santa Clara Estate

This is a unique opportunity to acquire the entirety of the high-tech, profitable agricultural company, MIRTIALTA – Sociedade Agrícola, Lda., which owns and operates the Santa Clara Farm. The sale includes 100% of the company, guaranteeing a seamless transition without the need to navigate the often complex and time-consuming Portuguese bureaucracy of transferring licenses, certifications, and operational documents. This strategy saves the buyer considerable time, money, and difficulty, allowing for immediate continued operation of the business.

The core asset is a fully operational, high-yield blueberry farm covering 55,000 square meters (5.5 Hectares). The plantation consists of a total of 20,000 plants, all installed between 2016 and 2018.



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Crucially, all plants are now in full production, having reached maturity and consistently yielding between 2.5 to 3.5 Kg of blueberries per plant in a regular year. The farm employs the most modern agricultural techniques, with watering managed entirely by a highly efficient drip irrigation system. All necessary nutrients are automatically supplied directly through the water (fertigation), and the entire process is precisely controlled by a dedicated computer, minimizing manual labor and ensuring optimal crop health.

The farm's infrastructure is robust and designed for efficiency and independence. Water is secured via five waterholes and stored in a large 400 cubic meter metallic tank. From there, it is routed through the central building for preparation before entering the drip irrigation network. Further securing the farm's operational independence is a powerful 18 Kilowatt-peak (Kwp) Photovoltaic (PV) system installed on the roof of the building. This solar array is specifically sized to cover all the farm's electricity needs during daylight hours, significantly reducing utility costs.

Beyond the established agricultural business, the property includes valuable residential development rights. It is legally permissible to construct a private house (for living) with a footprint of up to 200 square meters (sq. m.) and a maximum of two levels, offering a potential total living area of 400 sq. m. This unique allowance is perfect for a lifestyle buyer who wishes to live on-site in a custom-built home while managing the profitable farm operation.

The total price for the 100% acquisition of MIRTIALTA is €425,000.00. This payment is structured in two manageable parts: €250,000.00 payable directly to the Owners, and the remaining €175,000.00 payable to the Banks. This second portion represents an existing, assumable mortgage that follows a defined payment plan over the next four years, making the initial capital outlay more affordable for the new owner. This is an unparalleled opportunity to acquire a mature, sustainable, and profitable turnkey business with residential potential in a desirable Portuguese location.

Inquire today to discuss this lucrative investment.

## About the Area

Moimenta da Serra is a charming Portuguese town situated in the municipality of Gouveia, within the Beira Alta province and the Central Region of Portugal. It is most notable for its privileged location within the scenic Serra da Estrela sub-region, the country's highest mountain range. This setting gives the village a tranquil, rural atmosphere, surrounded by the dramatic landscapes of the natural park, characterised by lush forests, serene valleys, and traditional granite stone architecture. Historically, Moimenta da Serra was the seat of a freguesia (civil parish) until a 2013 administrative reform merged it with Vinhó to form the current Union of Civil Parishes of Moimenta da Serra e Vinhó, with Moimenta da Serra serving as the seat.

The village serves as an excellent base for exploring the diverse natural and cultural attractions of the Serra da Estrela area. Visitors and residents enjoy immediate access to outdoor activities such as hiking, nature trails, and exploring local river beaches in the nearby river gorges. The area is rich in historical sights, including the nearby historic village of Linhares da Beira and the town of Gouveia, which offer a glimpse into the region's heritage and architecture. The local economy and culture are deeply connected to the natural resources, with agriculture and traditional gastronomy playing a significant role in the local



identity.

For those considering access to Moimenta da Serra, the village's location in the interior of Portugal means that major international airports require a drive. The most practical options for international travellers are the large hubs of Porto Airport (OPO) and Lisbon Airport (LIS). Porto Airport is generally the closer of the two, typically around 200 kilometres away and approximately a 2.5 to 3-hour drive by car. Lisbon Airport is further, lying approximately 290-300 kilometres away, with a driving time of around 3 to 3.5 hours.

While the major international airports are a drive away, the Viseu Airport (VSE) offers the fastest connection, being the nearest regional airport, though it caters mainly to domestic or smaller charter flights. For most international visitors, flying into Porto (OPO) or Lisbon (LIS) provides the best balance of flight availability and onward travel convenience via rental car, which is highly recommended for exploring the beautiful, mountainous terrain surrounding Moimenta da Serra and the Serra da Estrela Natural Park.

#### Main Features

- \* 55000 m<sup>2</sup> of land for development
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

Contact us today to buy or sell your property in Portugal fast online.

#### **Allgemein**

Fertige m<sup>2</sup>: 55000 m<sup>2</sup>  
Grundstücksgröße: 55000 m<sup>2</sup>

#### **Mietbedingungen**

Verfügbar ab:

#### **Zusätzliche Informationen**

URL der virtuellen Tour: <https://www.youtube.com/embed/QPtfJAMY0kI>

#### **Kontaktinformation**

IMLIX ID: IX7.786.662



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