



## Casa de Campo T6 em Real de 442,00 m<sup>2</sup>



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 554,627.15

### Elhelyezkedés

Ország:	Portugal
Állam/Régió/Tartomány:	Aveiro
Város:	Castelo de Paiva
Irányítószám:	4550-670
Feladta:	2025. 03. 16.

#### Leírás:

Luxury Farm in the "Magic Mountains" – A Haven of Elegance and Tradition

Located in the stunning "Magic Mountains", this unique property is just 15 minutes from the Douro and Paiva rivers, the famous Passadiços do Paiva, Serra da Freita, and 17 km from Arouca and 50 km from Porto.

This magnificent 6,200 m<sup>2</sup> farmhouse, with a house with 6 bedrooms (5 suites), combines the authenticity of traditional rustic architecture with contemporary details, providing spacious, bright and sophisticated environments, benefiting from excellent sun exposure.

The kitchen, with a modern design and smooth lines, stands out for its functional and elegant island, while the bathrooms feature a contemporary style, with high quality materials. The property is equipped with aluminum frames with double glazing, wood-burning central heating with stove, solar panels, air conditioning in all rooms and an intelligent heater, ensuring comfort and energy efficiency.

#### Complementary Spaces and Functionality

On the lower floor are:

Winery fully equipped with mill, press, crusher and stainless steel vats.

Studio and creation space.

Garage for 2 cars.

Games room and engine room.

Three support attachments.



Preserving its original design, the villa was carefully modernized with a careful selection of sustainable materials, creating a perfect balance between design, functionality and connection with nature.

## Exterior and Involvement

Inserted in a setting of total privacy and tranquility, the property has an organic swimming pool (4×9m) that also serves as drip irrigation for the orchard with around 300 fruit trees, in addition to vines and olive oil production.

With a hotel license (Agro Turismo) and in full operation, the farm is highly rated on Booking (9.8), making it an excellent investment opportunity.

## Main Features

526 m<sup>2</sup> of gross area

Lot of 7,500 m<sup>2</sup>

Terrace and balcony

Fireplace and built-in cabinets

Solar orientation: North, South, East, West

Recent construction (2015)

Access and property adapted for people with reduced mobility

Energy class: B

If you are looking for a luxury refuge in the middle of nature, where comfort meets tradition, come and discover this unique property in the heart of the mountains.

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Állapot:	Reformed
Built:	1961

## Gyakori

Hálósobák:	6
Fürdőszobák:	6
Kész négyzetméter:	442 nm
Telekméret:	6200 nm

## Room details

Total rooms:	12
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## Lease terms

Date Available:

## További információ

Weboldal URL:	<a href="http://www.arkadia.com/ZAZY-T91863/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/ZAZY-T91863/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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**Contact information**

IMLIX ID:

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