



## Rural tourism – 16-bedroom lakeside guest house in beautiful unspoilt countryside (5,3 ha)



### Informazioni sull'Agente

Nome:	Julieta Pacheco
Nome della ditta:	Quinta Palmeira Sociedade de Mediação Imobiliária, Lda.
Nazione:	Portugal
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	English, Portuguese
Sito web:	<a href="https://www.quintadapalmeira.net">https://www.quintadapalmeira.net</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 3,826,424.8

### Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	Beja
Città:	Odemira
Indirizzo:	Santa Clara-a-Velha
Pubblicato:	29/03/2023
Descrizione:	Beja-Odemira-Santa-Clara-A-Velha:

This detached and totally secluded all-year-round rural tourism 16-bedroom single- two storey quinta has a total built area of 459,95 m<sup>2</sup> and is set in a 52.941,95 m<sup>2</sup> plot pf partly landscaped terraced gardens and unspoilt nature with a wide variety of wildlife and rare birds. It's located in the south-western Alentejo on the shores of the lake of the Santa Clara-a-Velha Dam and enjoys a maximum of privacy with the closest neighbour being over 1 km away. There are plenty of golf courses within an hour drive; Faro airport can be reached within 1 1 2 and Lisbon airport within 2 1 2 hours drive while the closest train station Santa Clara-Sabóia can be reached within just 20 minutes by car.

The quinta, conscious of it's green credentials and carbon footprint, has 16 airy, cool and comfortable bedrooms altogether, 14 of which are en-suite. 8 double en-suite bedrooms, a Family Suite and a Honeymoon Suite, all equipped with a fireplace, are part of the rental business. Furthermore, it comprises of a fully equipped professional kitchen + pizza oven and barbecue, a loft (unoccupied), a



dining room (Banana Saloon) with a panoramic window with lake views, a bar, an 24 m<sup>2</sup> office, massage room, wood-fired sauna, two 34 and 80 m<sup>2</sup> drawing rooms with wood burning stoves, a laundry, several storage rooms, a battery and a generator shed and even a Dovecot (unoccupied). Most of the rooms open onto private terraces with seating areas and lake views. In addition to a roof terrace and a vine covered terrace there are several garden terraces and lawn areas with seating areas spread all over the garden. The 2 hectares of automatically irrigated, mature, totally biological, terraced garden include a 70 m<sup>2</sup> greenhouse, fruit trees, vegetable gardens, ornamental trees, shrubs and lawns. It drops down towards the lake with a 160 m<sup>2</sup> shaded Yoga Shala and a large pontoon with various boats.

The ecologically sensitive Quinta has created it's own micro-climate and is totally off-grid, running entirely of solar energy - from electricity production and water heating to waste disposal and water purification - with the support of robust back-up systems. Thus, electricity e.g. is provided by photovoltaic arrays, batteries & Sunny Boy Inverter, backed up by 21.5 kw 3-phase, fully serviced Deutz generator. Wherever and whenever it makes sense, the products of power generation, water heating, waste disposal and water treatment are re-used and re-cycled. The Quinta has it's own water source with the use of a filter system (no connection to mains water). The construction of the self-sustaining property has been adapted to the climatic conditions (thick walls overhanging eaves ..). In addition to a helipad and a garage (workshop), there is ample shaded outside parking on the property.

This small, intimate holiday retreat for peace and relaxation with the total absence of man-made noise and zero light pollution is an ecologically conscious "one-of-the-kind" property with that certain something. In fact, this is a great business opportunity - the possibility to take over a successfully run Alojamento Local business with a turnover of 1 4 million per year, all this in perfect harmony with the environment and nature. Sold fully furnished and equipped.

- REF: VI-488

\* The feature(s) equipment(s) mentioned in this description are subject to verification and agreement between the vendors and buyers. - REF: VI-488

Nuovo:	No
Costruito:	2008

### **Comune**

Camere da letto:	16
Bagni:	12
Finito piedi quadrati:	459,95 mq
Dimensione del lotto:	52941,95 mq

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	VI-488
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