



## Private 8.5-Hectare Alentejo Retreat – Ideal for Sustainable Living, Tourism, or Community near Cercal



### Agent Info

Name: Conny Deuring  
Company: Quinta Hills  
Name:  
Country: Portugal  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Phone:  
Languages: Portuguese  
Website:

### Listing details

Property for: Sale  
Price: USD 815,630.25

### Location

Country: Portugal  
State/Region/Province: Beja  
City: Odemira  
Posted: Jul 14, 2025

### Description:

A stunning and private 8.5-hectare homestead in the heart of the Alentejo countryside, just 10 minutes from Cercal do Alentejo and 25 minutes from the beaches of Vila Nova de Milfontes. Ideal for sustainable living, rural tourism, or a nature-based retreat, this property offers tranquility, abundant water, and multiple development opportunities.

### Key Features

Renovated Taipa Cottage (85 m<sup>2</sup>)  
Fully restored in 2020 using natural and sustainable techniques, this traditional Taipa (rammed earth) home combines rustic charm with modern comfort:  
South-facing layout for passive solar heating  
Wood-fired central heating (radiators in all rooms)  
Solar hot water + rainwater catchment system  
High thermal performance with cork insulation and breathable lime plaster  
Vaulted timber roof with double-glazed hardwood windows  
Open-plan kitchen living area, luxury bathroom (with Jacuzzi), and spacious bedroom with option to divide

4 Ruins for Renovation (260 m<sup>2</sup>)



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Four registered stone ruins, ideal for restoration into guest houses, rental units, workshops, or residential expansion. Zoned for Rural Tourism with build potential up to 6,000 m<sup>2</sup>.

## Water & Land Resources

Abundant water: Borehole (7 m<sup>3</sup> h), 2 clean wells, seasonal river, and a 2,500 m<sup>3</sup> man-made lake

Fertile valley land perfect for orchards, vegetable gardens, and permaculture

200m river frontage along the eastern boundary

## Forests & Income Potential

4.5 ha of Pine Forest (annual pine nut income: 7,00015,000)

1 ha of Mature Cork Oak (harvest every 9 years)

Forest management provides firewood and supports land regeneration

## Optional: Tourism Units

Two fully equipped glamping-style units (Gypsy Caravan + Converted Bus) available on request. Each includes a kitchen, bathroom, living area, and private outdoor space.

## Infrastructure

Mains electricity

Easy road access (50m from property entrance)

Shaded parking for up to 8 vehicles

Zoned for Rural Tourism development

## Location

10 mins to Cercal do Alentejo (shops, restaurants, services)

25 mins to Vila Nova de Milfontes and Alentejos west coast beaches

2 hours to Lisbon

Ideal for investors, eco-retreat developers, or families seeking off-grid potential in a peaceful, nature-rich setting or for Communities The size, location, and natural abundance make this an ideal site to establish a conscious, eco-living community.

- REF: C196

Built: 2020

## Common

Bedrooms: 1

Bathrooms: 1

Finished sq. ft.: 229 sq m

Lot Size: 84875 sq m

## Lease terms

Date Available:

## Contact information



IMLIX

**IMLIX Real Estate Marketplace**  
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C196

