



Casa do Patriarca Hotel For Sale In Atalia Portugal



Agent Info

Name: Niall Madden
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Experience since: 2002
Service Type: Selling a Property
Specialties:
Property Type: Apartments
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Listing details

Property for: Sale
Price: USD 3,416,516.82

Location

Country: Portugal
State/Region/Province: Santarém
City: Vila Nova da Barquinha
Address: Patriarca Dom Jose Street 134
ZIP code: 2260-039
Posted: Sep 10, 2025

Description:
Casa do Patriarca Hotel For Sale In Atalia Portugal

Esales Property ID: es5554774

Patriarca Dom Jose Street 134
Vila Nova da Barquinha
Santarém
2260-039
Portugal

Contact – michaelminson@kwportugal.pt

for more information

Originally built in 1466 by the Count of Atalia, and in the same family since 1892, this regal inn sits



proudly at the heart of the Town of Atalia in the District of Santarem, just one hour north of the Lisbon International Airport. Conveniently located near the center of Portugal, it's only 17 minutes to the historic town of Tomar, 55 minutes to Coimbra, and two hours to Porto.

The property comprises three entities on three parcels: The Inn, a T5 residence above the Inn, and a -600m² event center all on one parcel. Two attached, empty parcels are currently used for parking and landscaping, but are zoned for separate buildings should the future owner wish to develop them. The grounds, surrounded by stone walls, offer multiple water features, mature, landscaped gardens, well with water wheel, multiple terraces, several out-buildings and parking for up to 30 cars.

The Inn sleeps up to 10 comfortably (16 with cots) in 6 spacious rooms, all with en-suite bathrooms in excellent condition. It includes a guest kitchen, formal dining room with fireplace, sitting room, glass-walled breakfast area, reception area, large staff workspaces including laundry and storage. Architectural details include open beam ceilings, hand painted tile frescos, and bench seating in the windows. Fully turn-key, all furnishings, linens and branding materials are included ready to open for business on day one.

The event space, recently built in 2012, is located behind the inn on the same parcel. It is approximately 600m² (400m² for event space, and 200m² for kitchen/bathroom/storage space) and can legally support events with up to 500 people. With glass walls on two full sides, the heated and air conditioned space is ideal for weddings, parties, banquets, corporate events, seminars and more. It includes a large commercial kitchen and prep space, storage and both service and guest bathrooms. It is equipped with a sprinkler system and a new roof.

The owner's residence, located directly above the inn, has 4 bedrooms, 3 bathrooms, a large kitchen, living room and dining room, and a den. A large wrap-around, private terrace provides a birds eye view of the grounds and event space and neighboring vineyards. Above the residence is an enormous attic spanning nearly the full footprint of the residence.

ABOUT THE AREA

Vila Nova da Barquinha is a charming town located in the Santarém District of central Portugal, nestled in a particularly green and fertile area where the Zêzere and Tagus rivers meet. Its history is deeply tied to the Knights Templar, and this heritage is a key part of the town's identity and appeal. The town itself is a peaceful and picturesque place, known for its friendly atmosphere and strong connection to nature. It's a destination that attracts visitors seeking a blend of history, culture, and outdoor activities, with a distinct riverside character that sets it apart from Portugal's more crowded coastal and metropolitan areas.

The most famous landmark in the area is the spectacular Almourol Castle, a medieval military monument that sits dramatically on a small island in the middle of the Tagus River. The castle, built by the Knights Templar in 1171, is one of the most iconic and visually striking castles in Portugal. Visitors can take a short boat trip from the town to reach the island and explore the fortress, which offers a captivating glimpse into Portugal's past. The town also features the Almourol Park of Contemporary Sculpture, an open-air gallery with pieces by well-known artists that seamlessly integrates art into the natural landscape.

Beyond its major historical and cultural sites, Vila Nova da Barquinha provides a relaxing and pleasant



environment for a slower-paced holiday. The town's riverside park, known as Parque Barquinha, is a favorite spot for locals and visitors to enjoy picnics, relax by the water, or take a leisurely stroll. The local cuisine is a highlight, with a focus on fresh river fish dishes like fish stews and grilled mullet, which reflect the town's close relationship with the surrounding waterways.

For travelers, the most convenient way to reach Vila Nova da Barquinha is by flying into one of Portugal's major international airports. The closest and most practical option is Lisbon's Humberto Delgado Airport (LIS), which is approximately 100 kilometers away. From there, visitors can take a train or rent a car to complete the journey. A secondary option is Francisco Sá Carneiro Airport (OPO) in Porto, which is about 200 kilometers to the north, offering another gateway for those coming from different parts of Europe or further afield.

MAiN FEATURES:

Historic Inn

- * 6 guest suites
- * Indoor and outdoor terraces
- * Kitchen for guests
- * Fully furnished and turnkey operations
- * Large service and laundry area

Event Center

- * 600m² event center for 500 guests
- * Industrial kitchen with prep and storage zones
- * Ample parking for up to 30 vehicles
- * Floor to ceiling glass walls
- * Catering entrance

Private Residence

- * Private 5+ bedroom residence
- * Panoramic terrace
- * Large attic with expansion potential
- * Formal dining and living rooms
- * Ornate architectural details

Gardens & Grounds

- * Landscaped gardens with pool, fountain and terraces
- * Two empty parcels for expansion or future development
- * Irrigation system from bore hole and cistern

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Condition: Excellent

Common

Bedrooms: 10
Bathrooms: 10
Finished sq. ft.: 641 sq m
Lot Size: 1530 sq m

Rental details

Furnished: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.522.038

