



Excellent Farm Estate For Sale In Santa Comba Dao Viseu Portugal



Agent Info

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Listing details

Property for: Sale
Price: USD 2,464,324.99

Location

Country: Portugal
State/Region/Province: Viseu
City: Santa Comba Dao
ZIP code: 3440-401
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Description:
Excellent Farm Estate For Sale In Santa Comba Dao Viseu Portugal

Esales Property ID: es555000

Corner Avenida Vale de Maceira and Rua Carpinteiros
Santa Comba Dao
Viseu
3440-401

Portugal

Quinta das Pedras Negras: A Botanical Legacy in Santa Comba Dão

Hidden within the verdant heart of Portugal's Viseu District lies a property of profound historical and natural significance. Quinta das Pedras Negras (Estate of the Black Rock) is not merely a farm; it is a living laboratory and a private sanctuary spanning 53,000 square meters. Now entering the international



market for the first time in over four decades, this estate offers a rare fusion of scientific heritage and rustic luxury.

A Pedigree of Botanical Excellence

The estate's soul was shaped by its former owner, Professor António Branquinho d'Oliveira (1906–1975). As a world-renowned plant pathologist, the Professor transformed these grounds into a curated ecosystem. Today, the property stands as a lush testament to his life's work, featuring:

- * **Rare Botanical Species:** A diverse collection of plants meticulously integrated into the landscape.
- * **Productive Orchards:** A vast array of fruit and nut trees that continue to yield seasonal harvests.
- * **Natural Water Wealth:** The estate features one of the region's purest spring water mines, providing a constant flow of fresh, crystal-clear water throughout the year—a vital asset for sustainable living or agricultural pursuits.

The Manor House: Old-World Grandeur

The primary residence is an architectural reflection of traditional Portuguese nobility, offering generous proportions and spaces designed for both intellectual pursuit and social gatherings. The layout includes:

- * **Accommodation:** Six spacious bedrooms designed with classic comfort in mind.
- * **Living & Dining:** Both a formal dining room for grand hosting and a casual everyday dining area.
- * **The Library:** The heart of the home, featuring an original fireplace—the perfect retreat for a collector or scholar.
- * **Functional Spaces:** A dedicated wine cellar for regional Dão vintages, a storage pantry, laundry facilities, and two bathrooms.
- * **Outdoor Living:** An expansive upstairs veranda provides a panoramic vantage point over the estate's emerald canopy.

Additional Infrastructure & Potential

In addition to the main manor, the estate includes a substantial caretaker's cottage. This secondary dwelling is fully equipped with 4 bedrooms, a Kitchen & Dining (open plan), Pantry, laundry, Lounge Room, Verandah and bathroom. This setup is ideal for:

- * Multi-generational family living.
- * On-site estate management or staff housing.
- * Conversion into a boutique guest house for eco-tourism.

An Unrivaled Location

Situated in Santa Comba Dão, the property benefits from the serene microclimate of the Viseu District. This region is famous for its river beaches, world-class vineyards, and the 'Ecopista do Dão,' one of Europe's most beautiful cycling paths. While the estate feels like a private world tucked away from time, it remains well-connected to the amenities of Viseu and Coimbra.



Why Quinta das Pedras Negras?

Opportunities to acquire a property of this scale and pedigree are increasingly rare. Whether you are looking to preserve a piece of Portuguese botanical history, develop an organic farm, or simply escape to a private forest with its own permanent water source, Quinta das Pedras Negras is a peerless investment.

This is more than a real estate purchase; it is the acquisition of a legacy. After 40 years of private stewardship, the gates of the Black Rock are finally open to a new visionary.

ABOUT THE AREA

Nestled between the Dão and Mondego rivers in the Viseu District, Santa Comba Dão is a historic municipality that perfectly blends medieval charm with the lush, green landscapes of central Portugal. The city's 'Bairro Alto' (high quarter) is a labyrinth of narrow, winding cobblestone streets and traditional granite houses that seem to emerge directly from the boulders beneath them. Its historic center is defined by the 18th-century Igreja Matriz, featuring a striking Baroque façade, and the elegant Casa dos Arcos, a former manor house that now serves as the municipal library.

Beyond its architectural heritage, the town is a gateway to some of the region's best outdoor experiences. It is the starting point of the famous Ecopista do Dão, a 49 km-long paved trail converted from a former railway line that connects Santa Comba Dão to Viseu. This path offers breathtaking views of the surrounding mountains and river valleys, making it a favorite for cyclists and hikers. For those looking to cool off, the nearby Senhora da Ribeira river beach provides a serene spot for swimming and water sports against a backdrop of pine and eucalyptus forests.

Historically, the municipality holds a complex place in Portugal's national identity as the birthplace of António de Oliveira Salazar, who led the country for 36 years during the Estado Novo regime. Visitors can see his modest childhood home in the neighboring village of Vimieiro. Despite this heavy historical weight, the town today projects a peaceful, welcoming atmosphere, focused on preserving its cultural traditions—such as its vibrant Wednesday morning markets—and its reputation for excellent regional gastronomy, including Dão wine and lamprey dishes.

For travelers flying into the region, the nearest major international hub is Porto Airport (OPO), located approximately 131 km (about 80 miles) away, which offers the most frequent flight options and convenient car rental services for the 90-minute drive. While the smaller Viseu Airport (VSE) is technically closer at roughly 50 km, it primarily serves domestic and charter flights. Most visitors find that landing in Porto or even Lisbon (LIS) and taking the train through the scenic Coimbra junction provides the most practical and picturesque entry into the heart of the Dão region.

MAiN FEATURES:

- * 400m² of living space
- * 53000m² plot
- * 6 Bedrooms



- * 2 Bathrooms
- * Stunning Views
- * Private Parking
- * Private Garden
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Portugal
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Common

Bedrooms:	6
Bathrooms:	2
Finished sq. ft.:	400 sq m
Lot Size:	53000 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.287.674

