



Stunning Multi Use Estate For Sale In Portalegre Portugal

Informações do Revendedor

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Detalhes do anúncio

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Informação adicional:	Stunning Multi Use Estate For Sale In Portalegre Portugal

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Inglesinhas, Urra, Portalegre, Portalege, Portugal

Stunning Multi-Use Country Estate & Hospitality Opportunity

Portalegre, Alentejo, Portugal

Asking Price: €599,000 (Freehold)

Executive Summary

Situated in the heart of Portugal's idyllic Alentejo region, Inglesinos presents an extraordinary multi-use commercial and residential real estate investment. Encompassing approximately 3,600 m2 of land with over 1,500 m2 of versatile covered building area, this estate offers immense potential for an ambitious investor, hospitality entrepreneur, or buyer seeking a multi-generational compound.



Originally a prominent country estate, the property is currently configured for a bed-and-breakfast or boutique rural hotel operation. Key structural assets include an 8-suite main residence with dedicated guest facilities, a fully modernized private residential bungalow, an expansive commercial warehouse, a heavy-duty workshop/garage, and provisionally approved site plans for additional holiday rental units.

Located directly off the primary IP2 transport corridor, the property provides seamless access for tourists traveling through the scenic northern Alentejo landscape while maintaining quick connectivity to major regional hubs, Lisbon, and nearby historic municipal attractions.

Property taxes across all properties combined remain under €600 per year, while annual property insurance adds approximately €400 to your recurring overhead. Including these recurring holding costs gives a complete picture of your true yearly outlay.

Location & Regional Attractions

Nestled in the historic district of Portalegre, the estate offers an authentic Portuguese countryside experience surrounded by sweeping nature and rich cultural heritage.

* **Connectivity & Transit:** Excellent access to the IP2 route provides direct connectivity north and south across Portugal. The nearby railway station connects directly to Portugal's central rail hubs, making travel convenient for domestic and international visitors alike.

* **Airports:** Lisbon International Airport is approximately a 1.5-hour drive away, while Faro Airport in the Algarve can be reached in 3.5 hours.

* **Local Amenities & Infrastructure:** The nearby village of Urrea offers immediate day-to-day conveniences, while the historic town center of Portalegre features primary and secondary schools, higher education institutions, a university campus, healthcare facilities, shops, and cultural centers. A popular, established regional restaurant sits immediately adjacent to the estate.

Detailed Property Breakdown

1. The Main Residence & Hospitality House

Designed as a multi-level bed-and-breakfast or boutique country hotel, the main residence forms the central anchor of the estate.

* **Upper Floor:** Features eight fully furnished guest bedrooms, each equipped with its own en-suite bathroom.

* **Ground Floor:** Configured for hospitality and guest entertainment, including a fully equipped bar area (with tables, chairs, and refrigeration units), a spacious communal lounge, a commercial-style kitchen, storage rooms, and a public restroom complex (separate male and female facilities plus an auxiliary shower room suited for campsite guests or external events).

* **Utilities & Infrastructure:** Powered by a high-capacity three-phase electrical installation. The property features newly installed municipal water circuits ready for final meter integration and a newly engineered grey/black water septic system designed with high capacity and a comprehensive drainage network.



2. Modernized Private Bungalow

Positioned adjacent to the warehouse, this independent 65 m² single-story residence is fully modernized and ideal for an owner-occupier, site manager, or high-end rental unit.

- * **Interior Layout:** Features a large 25 m² living room anchored by a traditional wood-burning cooker, a fitted kitchen with solid marble countertops, and a modern full bathroom with a jacuzzi-style bathtub, shower, bidet, and vanity.
- * **Primary Bedroom:** A spacious 25 m² bedroom with fitted wardrobes.
- * **Expansion Potential:** An adjoining structure offers immediate potential to be knocked through, enabling an easy conversion into a two-bedroom residence or a luxury dressing suite.

3. Commercial Warehouse

A massive structural space measuring 36 meters long by 8 meters wide, with an 8-meter ceiling height.

- * **Current Utility:** Utilized for dry building material storage, food refrigeration, and firewood holding.
- * **Development Potential:** Thanks to its high clear height and expansive footprint, this building can easily remain a commercial depot or be redeveloped into four multi-level luxury holiday apartments.

4. Commercial Garage & Workshop

A robust secondary commercial building equipped for heavy maintenance or private collection storage.

- * **Features:** Secure parking for six or more large vehicles, heavy-duty workbenches, and an integrated vehicle inspection pit.
- * **Structural Upgrades:** Roofing beam anchorage points have been reinforced and structurally strengthened for safety and long-term durability.

5. Outbuildings & Holiday Bungalow Expansion

The estate includes seven outbuilding structures in total. Several dilapidated auxiliary structures have been strategically cleared to open up the grounds and create additional building footprints.

- * **Provisional Approvals:** The local council (Camara Municipal) has provisionally approved preliminary plans to construct six independent holiday rental bungalows on these cleared plots, offering immediate expanded income potential.

Grounds & Outdoor Features

- * **Total Plot Size:** Approx. 3,600 m²
- * **Covered Construction Area:** Approx. 1,500 m²
- * **Landscaping:** Lush, established garden spaces surround the main house and bungalow, featuring uninhibited, panoramic views across the open Alentejo countryside.



* **Parking Facilities:** Extensive secure parking is available within the gated grounds, out front, or inside the garage and warehouse structures.

* **Pool Potential:** While no permanent in-ground pool currently exists, the private patio area adjacent to the bungalow formerly accommodated a large self-built pool, demonstrating ample space for a commercial guest pool installation.

Property Summary Table

Feature Details

Property Name Inglesinos

Address Caixa 2922, 7300-569 Portalegre-Gare, Portugal

Tenure Freehold

Total Plot / Built Area 3,600 m² / 1,500 m²

Bedrooms / Bathrooms 9 Bedrooms (8 en-suite in main house + 1 in bungalow) / 10 Bathrooms

Outbuildings 7 total (Garage/Workshop, Warehouse, Bungalow, plus 4 secondary units)

Asking Price €599,000

ABOUT THE AREA

Situated in eastern central Portugal near the Spanish border, Portalegre serves as the historic capital of the Portalegre District in the northern Alentejo region. Nestled along the green, rolling slopes of the Serra de Sao Mamede mountain range, the city combines traditional Alentejan charm with a dramatic natural backdrop, making it a distinctive regional hub for culture, history, and nature.

Historically, Portalegre gained prominence during the Renaissance as a wealthy center for textile and tapestry manufacturing, an industry championed by nobility and local merchants. Today, visitors can explore this legacy at the famous Portalegre Tapestry Museum, which showcases the area's fine hand-woven textiles alongside the grand 16th-century Cathedral of Portalegre and the ruins of the medieval Portalegre Castle that once guarded the border.

Surrounding the city is the Serra de Sao Mamede Natural Park, a protected bio-diverse haven offering high-altitude hiking trails, ancient stone villages like Marvao and Castelo de Vide, and rich wildlife. The local culture heavily reflects the Alentejo lifestyle, renowned for its slow pace, traditional cork and olive oil production, and distinct regional cuisine paired with full-bodied local wines.

For air travelers, the geographically nearest airport is Badajoz Airport (BJZ) across the border in Spain, located roughly 70 kilometers (about 43 miles) southeast of Portalegre. However, because Badajoz offers limited domestic connections, the primary international gateway for visitors is Lisbon Humberto Delgado Airport (LIS), situated approximately 220 kilometers (135 miles) to the west, accessible in under two and a half hours by car or regional bus routes.

MAiN FEATURES:

* 1500m² of living space between all dwellings

* 3600m² plot



- * 9 Bedrooms
- * 10 Bathrooms
- * Stunning Views
- * Private Garden
- * Close to essential amenities such as supermarkets and pharmacies
- * 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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Tenanted: Sim

Comum

Quartos de dormir:	9
Banheiro:	10
Pés quadrados acabados:	1500 m ²
Tamanho do lote:	3600 m ²

Rental details

Furnished: Sim

Lease terms

Date Available:

