



## Distinguished 29-Hectare Alentejo Estate with Private Certified Aerodrome & High-Yield Agricultural Land



### Информация об агенте

|                    |   |
|--------------------|---|
| Название:          | Algarve Property Lda  |
| Название компании: |   |
| Страна:            | Португалия  |
| Experience since:  |   |
| Тип услуг:         | Selling a Property  |
| Specialties:       |   |
| Property Type:     | Apartments  |
| Телефон:           |   |
| Languages:         | English   |
| Веб-сайт:          | <a href="https://www.algarveproperty.com">https://www.algarveproperty.com</a> |

### Детали объявления

|               |                  |
|---------------|------------------|
| Недвижимость: | На продажу       |
| Цена:         | USD 3,712,901.62 |

### Местоположение

|            |                      |
|------------|----------------------|
| Страна:    | Португалия           |
| Область:   | Beja                 |
| Город:     | Феррейра-ду-Алентежу |
| Адрес:     | Ferreira do Alentejo |
| Добавлено: | 03.01.2020           |
| Описание:  |                      |

This exceptional property represents a unique fusion of luxury living, aviation passion, and agricultural potential. Located in a privileged area of the Alentejo, halfway between Lisbon and the Algarve, this 29-hectare (290,750 sq.m.) estate offers total privacy, high-quality construction, and the rare ability to fly almost every day of the year due to the region's mild climate. The estate is fully fenced and meticulously organized into distinct residential, leisure, aviation, and agricultural zones.

#### The Main Residence.

Designed in the traditional Alentejo style but built with cutting-edge modern technology, the villa achieves an exceptional Class A+ energy efficiency rating. The interior features a grand hall with stained glass, two en-suite bedrooms, and a master suite complete with a private living room and walk-in closet. Social areas include a spacious office, a gym, and a guest toilet featuring hand-painted tiles in the 17th-century style. The expansive living room offers distinct winter and summer areas, opening directly onto a vast south-facing terrace, while the dining room connects to a large kitchen and a separate BBQ room with a traditional wood oven.

Built for comfort and longevity, the home features high-strength Brazilian exotic wood flooring,



underfloor central heating (solar and wood boiler backed by fuel), and air conditioning throughout. The lower level is accessed via an elevator and includes an expansive garage for multiple vehicles, a laundry room, a Turkish bath, and extensive storage.

#### Additional Accommodation & Amenities.

Connected to the main house is a fully independent apartment (formerly a caretakers lodge) with a bedroom, living room kitchenette, and bathroom, ideal for staff or as a private guest suite. The grounds also feature a charming private chapel with stained glass and heating. The leisure area centers around a large overflow swimming pool treated with advanced NASA-grade technology (copper active oxygen ions) for pure, chemical-free water. The pool is supported by a substantial pool house equipped with a kitchen, fireplace, and bathroom, which can easily serve as additional guest accommodation.

#### Certified Private Aerodrome.

A major highlight of the property is the ICAO EASA internationally certified aerodrome, accessible via its own entrance. It features a 550-meter runway suitable for aircraft ranging from ultra-lights to Cessna 172s and twin-engine push-pulls. The large hangar accommodates multiple aircraft or helicopters and includes autonomous living quarters on the upper floor (offices, bedrooms, kitchen), offering excellent potential for a private flight school or pilot accommodation.

#### High-Yield Agricultural Potential.

The estate sits on Class "A" soil with a proven track record of high-yield production, currently managed with ease without requiring permanent staff. The land benefits from abundant water via two private wells and the integrated Alqueva irrigation system. The summer harvest currently produces approximately 1,000 tons of melons and watermelons annually, while the winter season supports dryland cereals such as wheat and barley. Additionally, the estate produces high-quality olives and olive oil sufficient for self-consumption.

This is a rare opportunity to acquire a versatile, high-end asset in Europe with fantastic weather and significant income potential.

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Новый:

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#### Общие

|                  |             |
|------------------|-------------|
| Спальни:         | 7           |
| Ванные комнаты:  | 6           |
| Готовые кв.м.:   | 470 кв м    |
| Площадь участка: | 290750 кв м |

#### Lease terms

Date Available:

#### Contact information

IMLIX ID: V206462D



# IMLIX

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