



## Casa de Campo T6 em Real de 442,00 m<sup>2</sup>



### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 554,627.15

### Местоположение

Страна:	Португалия
Область:	Aveiro
Город:	Castelo de Paiva
Почтовый индекс:	4550-670
Добавлено:	16.03.2025

#### Описание:

Luxury Farm in the "Magic Mountains" – A Haven of Elegance and Tradition

Located in the stunning "Magic Mountains", this unique property is just 15 minutes from the Douro and Paiva rivers, the famous Passadiços do Paiva, Serra da Freita, and 17 km from Arouca and 50 km from Porto.

This magnificent 6,200 m<sup>2</sup> farmhouse, with a house with 6 bedrooms (5 suites), combines the authenticity of traditional rustic architecture with contemporary details, providing spacious, bright and sophisticated environments, benefiting from excellent sun exposure.

The kitchen, with a modern design and smooth lines, stands out for its functional and elegant island, while the bathrooms feature a contemporary style, with high quality materials. The property is equipped with aluminum frames with double glazing, wood-burning central heating with stove, solar panels, air conditioning in all rooms and an intelligent heater, ensuring comfort and energy efficiency.

#### Complementary Spaces and Functionality

On the lower floor are:

Winery fully equipped with mill, press, crusher and stainless steel vats.

Studio and creation space.

Garage for 2 cars.

Games room and engine room.



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Three support attachments.

Preserving its original design, the villa was carefully modernized with a careful selection of sustainable materials, creating a perfect balance between design, functionality and connection with nature.

#### Exterior and Involvement

Inserted in a setting of total privacy and tranquility, the property has an organic swimming pool (4×9m) that also serves as drip irrigation for the orchard with around 300 fruit trees, in addition to vines and olive oil production.

With a hotel license (Agro Turismo) and in full operation, the farm is highly rated on Booking (9.8), making it an excellent investment opportunity.

#### Main Features

526 m<sup>2</sup> of gross area

Lot of 7,500 m<sup>2</sup>

Terrace and balcony

Fireplace and built-in cabinets

Solar orientation: North, South, East, West

Recent construction (2015)

Access and property adapted for people with reduced mobility

Energy class: B

If you are looking for a luxury refuge in the middle of nature, where comfort meets tradition, come and discover this unique property in the heart of the mountains.

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Состояние: Reformed

Построен: 1961

#### Общие

Спальни: 6

Ванные комнаты: 6

Готовые кв.м.: 442 кв м

Площадь участка: 6200 кв м

#### Room details

Total rooms: 12

#### Lease terms

Date Available:

#### Дополнительная информация

URL вебсайта: [http://www.arkadia.com/ZAZY-T91863/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T91863/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)



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**Contact information**

IMLIX ID:

121336

