

At RealKasa®, our market strategy is focused on discretion, premium presentation, and highly qualified buyer matching. Each property is positioned with a tailored narrative to maximize perceived value and market response.

Charming Monte Alentejano and Wine Estate

Ref: 86384492 | Évora > Montemor-o-Novo > Montemor-O-Novo



€1.200.000

Business type	Sale	Property type	House
Bedrooms	6	Bathrooms	3
Area	313 m2		

Description

Main Features

Type: 6 bedroom villa (2 suites)

Total land area: 32.750 m²

Covered area: 490 m²

Vineyard area: 6,700 m²

Swimming pool 10m x 5m (prof 1.4m to 2.4m) and total privacy / Orchard / Outdoor kitchen / Closed garage / Agricultural warehouse / Outdoor parking for 6 or 7 cars

Local Accommodation License

Quiet, rural setting with excellent tourist profitability

General Description

When you enter through the electric gates, you'll discover a true refuge in the heart of the Alentejo.

The entrance hall is large and bright, separating the social area from the private area of the house.

In the social area you will find:

Dining room with wood burning stove and generous space for entertaining;

Rustic but modern kitchen with spacious pantry and excellent conditions for those who enjoy cooking;

First lounge with large brick fireplace and direct access to the porch;

Porch and garden with separate dining, leisure and play areas.

The house also has a winter room with a wood burning stove, perfect for creating different environments, such as a reading area, games or an office.

In the private area, two corridors lead to the bedrooms, including two suites - both with fireplaces, a touch of comfort and elegance. They also have a separate closet area.

Exterior

Covered porch overlooking the garden and outdoor kitchen, ideal for barbecues all year round;

Large, safe lawn for children;

10m x 5m swimming pool (depth 1.40m to 2.40m) with total privacy, surrounded by a large leisure area and with panoramic views over the Alentejo countryside - the perfect place to relax, receive friends or enjoy long sunny days;

Outdoor bathroom and garden nooks ideal for creating reading, bar or rest areas;

Closed garage with direct access to the garden;

Agricultural support warehouse, ideal for storage, equipment or small productions.

Agricultural area

Orchard with a wide variety of fruit trees: fig trees, orange trees, lemon trees, loquat trees, cherry trees, among others;

32300m² of land, of which 6700m² is already under vine, integrated into the winery 1.200km from the property, which produces 4 registered brands of DOC Alentejo wine;

The winery (company) is owned by the same owners and must be purchased separately and simultaneously with the land;

2 boreholes 100m deep that supply the house and the agricultural area;

3 septic tanks for sanitary water;

Fully fenced and walled property.

Comfort and security

Air conditioning / Alarm system / Interior shutters Practical and functional maintenance

Location

Located about 5 km from the center of Montemor-o-Novo, where you'll find all the essential services (shops, restaurants, schools and a health center).

Just 30 minutes from Évora, 1 hour from Lisbon Airport and 1 hour from the beaches of Comporta/Troia - a privileged location that combines rural tranquillity and urban proximity.

Ideal for

Comfortable country living

Investing in a rural tourism project

Produce your own wine

Enjoy a peaceful vacation in the Alentejo

A unique quinta, where the charm of rural life meets modern comfort. With a large swimming pool and breathtaking views of the Alentejo countryside, the dream is waiting for you - just a few minutes from Montemor-o-Novo, 30mins from Évora and an hour from Lisbon or the sea.

Related Properties

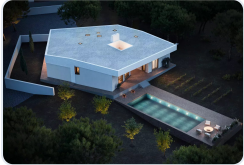


Évora > Montemor-o-Novo > Montemor-O-Novo

Prestigious Wine Estate - DOC Alentejo Wine Production

Ref: 86384770

€795.000



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Ref: 86492690

€1.908.000



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ANTÃO VAZ HOUSE - T3+1 - Montemor-o-Novo

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€1.884.000



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HOUSE ALICANTE BOUSCHET - T4+1 - Montemor-o-Novo

Ref: 86492696

€2.076.000

Real Estate Solutions

This brochure was prepared by RealKasa® for property presentation.

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