





## Quinta de São Bartolomeu - Farmhouse



 <b>5</b>	 <b>4</b>	 <b>804,86</b>	 <b>8614,3</b>	<b>750 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	(EUR €)

## Farmhouse T5 in Quintas de São Bartolomeu

M117

Farm with almost 1 hectare, where a 5 bedroom house, a restaurant, warehouse and cultivated land are located.

It is in a rural location of undeniable beauty, in Sabugal, in the north of the country, that we find this farm also of indescribable beauty.

At the main entrance, with access through electric gates, we access an outdoor area full of flowers and trees, with plenty of space where several vehicles can be parked. From the front we have the main house in shades of pink, fully covered in marmorite and of very generous dimensions. The villa, with 5 bedrooms, living room with fireplace, kitchen with very typical features of the region, attic with use of spaces for 3 more rooms in attic, bathroom and storage is undoubtedly a house with all the conditions for the most demanding future owners. The entire house has double glazing, central

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heating and the construction was carried out with double walls with air gap and foam filling, to cope with the low winter temperatures.

On the property we also have a commercial area, where once operated a restaurant, one of the best known in the area, still equipped with an entrance through a side gate, with an outdoor area for a terrace, and the interior area with plenty of service space, bathrooms, and direct access to the garage area equivalent to the entire area of the house, which serves as a support and warehouse. The farm also has a cultivation area with many fruit trees, and a warehouse where tractors and agricultural machinery were kept, also this building of very large dimensions.

The entire property is served by electricity, water and sanitation from the network, but also has a well, borehole and septic tank.

House: 395 m2

Warehouse: 260m2

Commerce: 150 m2

If this is the property you were looking for, for investment, please feel free to contact us for more details.

## Property Features

- Heating
- Views: Mountain views
- Borehole
- Energetic certification: B
- Mains water
- Built year: 1982
- Double glazing
- Main drainage
- Solar orientation: West



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