

## ADH80: Mestrancas

Two stone buildings on 1 hectare



Two stone buildings on unique 1 hectare quinta with total privacy, spring water, hundreds of fruit trees and great views. Pedrógão Grande 5km.

This beautiful 1 hectare quinta is situated 5km from the small market town of Pedrógão Grande and the Cabril lake, and just 1km from the village of Escalos Fundeiros. The nearest café/bar is 1.5km.

The access to the property is 300m on a good dirt track, there are no neighbours and the place is absolutely private and peaceful with great views.

There is plenty of spring water coming from two wells (one with a pump) and two tanks for irrigation. Mains water is 200m away and electricity is right on the property border so would be very cheap to connect.

The quinta is basically flat, fenced and totally clean, in a lovely open sunny spot surrounded by woodland. There are lots of grape vines and literally hundreds of fruit trees including oranges, tangerines, lemons, cherries, apples, pears, loquat, plums and olives, there are also lots of cork oak, oak, and pine trees, plus a spot that has been recently cleared of trees that would make an ideal spot for a vineyard.

The two buildings are good solid stone-built constructions, and both need to be renovated. One has an approximate 56m<sup>2</sup> footprint with two floors and the other is a single story with an approximate 42m<sup>2</sup> footprint.

A very nice property with huge potential.

Price: 80,000 euros

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