João Ferreira

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Preço: 3 250 000 €

8	1	✖	4903,2 sqm	0 sqm	✖	1958

Ref. DSPTVJF71 | Elvas

Farm T8 in Elvas

Estate with mixed potential and a total area of 157,3250 m2.

Discover this unique business opportunity, a true treasure of versatility combining viticultural resources with natural resources, investment potential, and leisure with significant returns. If you are looking for a promising investment in a serene environment or a retreat in Alentejo, this property offers the best of both worlds.

Herdade da Farizoa e Gaião, located in Terrugem, Elvas, is a multifaceted agricultural property, including vineyards, olive groves, and cork oak forest, with the primary purpose of grape production for wine, in its own properly equipped winery. It also features a small 4.0 ha olive grove and an extensive 94.225 ha cork oak and holm oak forest, providing financial contributions every 9 years through cork exploitation and allowing sustainable animal presence through properly managed and seeded enclosures.

The real estate asset consists of a winery currently in operation and all existing agricultural support. On-site, there are also several residential buildings in a state of ruin and pre-ruin. The property is essentially composed of two types of soils, Red Mediterranean and Lithosols, derived from schist.

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Location: Terrugem, Elvas, Portalegre district.

Access to the winery is via 2 km of dirt road, near N4, close to the highway (A6) connecting the two Iberian capitals and other important Portuguese and Spanish cities. Access to the estate is from the N4 road connecting Borba to Elvas.

Surroundings: Rural area, 17 km from the historic city of Elvas, characterized mainly by agricultural properties.

In viticultural terms, it is located in the Region of Regional Wine and Controlled Designation of Origin (DOC) of Alentejo, in the Borba area. The vineyard is wired and in good production condition, using drip irrigation. Harvesting is done with mechanized means, and the production is certified (CVRA); 100% red grape planting, with a total of 9 varieties:

Vine;
Touriga Nacional;
Syrah;
Aragonês;
Cabernet Sauvignon;
Alicante Bouschet;
Trincadeira;
Tinta Caiada;
Alfrocheiro;
Touriga Franca.
2018 Production (~337 thousand kg / 252 thousand liters of wine) was much higher than the 2019 production (~166 thousand kg / 124.5 thousand liters of wine), which suffered a drastic reduction due to various weather events in 2019 (e.g., sunburn). In 2020, production amounted to ~245 thousand kg / ~184 thousand liters of wine, and in 2021, a total of ~222 thousand kg / ~167 thousand liters of wine.

Vineyard Area: 59.090 ha
Olive Grove Area: 4.00 ha
Clean Zone Area/Cork Oak and Dispersed Holm Oak Forest: 94.225 ha
Total Estate Area: 157.325 ha

Constructions:

Winery equipped with 3,150 m2,
Warehouse supporting the winery 3,080 m2, Wastewater Treatment Plant.
2 Ruined Hills of 246 m2 and 2,700 m2
1 Dam with a capacity of 26,915 m3
1 Pond with a capacity of 1,000 m3
2 Active Artesian Wells
The estate also has the potential for developing an Enotourism project through the refurbishment of existing buildings.
Schedule your visit!

While this information is accurate, it does not replace checking the documentation with the real estate agency License AMI No. 21634.

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With DS PRIVATE Torres Vedras, you are guaranteed to be accompanied by a team of dedicated and experienced professionals, providing:

Close and 100% available support throughout the entire process;
Market analysis tailored to your needs and in accordance with your requirements, using extensive experience and knowledge in the real estate market;
Negotiation support and consultancy, as well as in the execution of the Promissory Purchase and Sale Contract (CPCV) and the Deed.
Assistance in finding the best financing solution for your case through our Credit Intermediation service. We are credit intermediaries, registered with the Bank of Portugal under No. 7165. If you are looking for a personalized service with the support of an experienced team throughout the entire process, we are undoubtedly the ideal agency for you.
We look forward to meeting you!

General features

- Built year: 1958
- Energetic certification: C