COLDWELL BANKER

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Ref
CB01-0617
Scan QR code to view property

Estate for sale in Alter do Chão
Alter do Chão, Portalegre

0	0	0 sqm	8750000 sqm	N/A
Bedroom(s)	Bathroom(s)	Gross Area	Plot Area	CLASSE ENERGÉTICA

1 365 000 €

CB01-0617
AMI 1032

Features

- Proximity:
- Solar system
- Central location
- Accessability\proximity: , ,
- Energetic certification:
- Water: ,
- Electricity:
- Fully fenced

Estate for sale in Alter do Chão

Exclusive Estate in Alter do Chão - Unique Opportunity for Rural Tourism

Discover this magnificent property located in the prestigious equestrian village of Alter do Chão, an area of excellence and tradition. With a total area of **88 hectares**, this estate is a unique opportunity for investment, whether for agricultural exploration, rural tourism or leisure.

Key features:
- **8 urban items**, including the historic **Ermida de Santo António dos Olivais**, a sixteenth-century Renaissance chapel.
- **Three large meadows**, ideal for grazing or leisure.
- **3,574 olive trees of the Galega variety**, including centuries-old olive trees that produce traditional olives.
- **Production of about 500 arrobas of cork**, guaranteeing additional income.
- **Sustainable annual firewood resource**.
- **Modern infrastructure and security**:
  - Fenced with electric fence and centennial wall.
  - Self-contained with **solar panels**.
  - **4 piped water points** and a **borehole 100 meters deep**.
- **Associative Hunting Area**, providing opportunities for nature and hunting lovers.

Development Potential:
The property allows for the expansion and construction of new infrastructures up to a limit of 6,000 m² for Rural

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Tourism, in accordance with the current Master Plan, providing excellent potential for a differentiating project.

Prime Location:
- **Next to a Hotel**, benefiting from tourist synergies.
- **Next to the prestigious Alter Stud Farm**, an icon of the national equestrian heritage.
- **Only 30 minutes from Ponte de Sor Aerodrome**.
- **2 hours from Lisbon and 1 hour from Badajoz**, with excellent access.

If you are looking for a prestigious property, with history, natural beauty and a huge potential for profitability, this estate is the right choice.

Alter do Chão: Tradition, Culture and Motorsport – A Destination of Excellence for Investors

Alter do Chão, in the heart of Alto Alentejo, stands out as a privileged destination for those looking to invest in a region rich in tradition and dynamism. The village is an authentic paradise for horse lovers, being the home of the emblematic **Alter Stud Farm**, a world reference in the breeding of the Lusitano Thoroughbred, which attracts tourism and prestigious equestrian events.

A few kilometers away, the **Festival do Crato**, one of the most iconic music festivals in Portugal, annually brings thousands of visitors, boosting the local economy and reinforcing the attractiveness of the region. For motorsport enthusiasts, the 24 Hours TT Frontier is establishing itself as an internationally renowned event, attracting teams and audiences from all over Europe.

With a diversified cultural, sports and tourist offer, Alter do Chão is positioned as an area of high potential for investment, whether in tourism, hotels or in the promotion of exclusive experiences linked to equestrian heritage and major events that mark the national agenda.

Contact me for more information and schedule your visit!