José Mendonça

Tel: 935 048 801

Email: josemendonca@decisoesesolucoes.com

Preço: 295 000 €

0	✖	500 sqm	200000 sqm	✖	

Ref. DSBRGLJM363 | Freixo de Espada à Cinta

Farmhouse in the Alto Douro | 20 Ha Property | High Appreciation Potential

In the heart of the Alto Douro, a region of excellence and natural heritage of incomparable value, lies this Quinta of approximately 20 hectares, composed of several land registry plots, ideal for agricultural, tourism, or long-term investment projects.
The property includes several stone ruins for restoration, preserving the traditional Douro character, as well as a house already under renovation, allowing the development of an authentic and personalized project.
Agricultural land with excellent productive capacity, comprising 5 hectares of olive grove and 12 hectares of almond orchard, currently under conversion to organic farming, representing a distinctive opportunity for sustainable agricultural exploitation with strong market appreciation.
The property benefits from excellent water resources, ensuring autonomy and security for agricultural production, including:
3 natural streams
1 water spring
1 pond
1 borehole
1 water tank permanently supplied, with water available throughout the year
Additionally, the land includes a wide variety of fruit trees, such as:

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apple trees, pear trees, persimmon trees, lemon trees, orange trees, hazelnut trees, quince trees, fig trees, plum trees, cherry trees, among others.
This is a property with strong potential for profitability and appreciation, ideal for:
Professional agricultural exploitation
Certified organic production
Sustainable agricultural investment
Medium- and long-term agricultural projects
This Quinta offers the perfect balance between agricultural tradition, close contact with nature, and value appreciation potential, making it ideal for:
Rural tourism or wine tourism projects
Diversified agricultural exploitation
Private retreat in the Douro
Sustainable investment in one of Portugal’s most emblematic regions

General features

- Views: Mountain views
- Solar orientation: South
- Energetic certification: Exempt