



Ref


**CB10-0136**


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**Farm with 75Ha in Avis, Montargil - Alentejo  
Avis, Portalegre**

 17  
Bedroom(s)

 11  
Bathroom(s)

 739,25  
sqm  
Gross Area

 754000  
sqm  
Plot Area

**900 000 €**
**CB10-0136**

AMI 18714

### Features

- Private Bathroom: 11
- Bathrooms (en-suite): 3
- Kitchen
- Distance from the Sea: 100km
- Living rooms(s): 8
- Reduced Mobility Access
- Orientation: Exterior
- Terrace
- Well
- Solar Hot Water
- Barbecue
- Sealed land area
- WC for visitors
- Accessibility/proximity: Airport 1 hour, Restaurants, Mountain, Touristic areas, Marina, Beach at 5m
- Energetic certification: C
- Solar orientation: North, South, East, West
- Water: Borehole
- Electricity: Main grid
- Fully fenced
- Rental licence
- Number of floors: 1
- Solar system
- Storage / utility room
- Views: Countryside views, Pool view
- Self contained apartment
- Open plan living area
- Pantry
- Furnished
- Parking places
- Parking place type: Exterior
- Bike rack
- Parking space

### Farm with 75Ha in Avis, Montargil - Alentejo

#### Monte do Chamusquinho Country Estate

This exceptional estate, known as "Monte do Chamusquinho," is a prime example of traditional Alentejo architecture, located approximately 5 km from the Montargil dam. In addition to agriculture it has in the past had income from 'Rural Tourism'.

#### Key Features:

- Land and Buildings: The property spans 75 hectares (185 acres) and includes six traditional Alentejo-style residences, with a total construction area of 846 m<sup>2</sup> (9,100 sq. feet), set within a 3,683 m<sup>2</sup> (almost 1 acre) plot. The grounds feature additional structures such as barns, a swimming pool, and gardens.
- Water and Energy: The property is equipped with a well for potable water supply, solar panels for water heating, a



cylinder, and a boiler. It has external electrical connections, and all residences, except for Residence 1, are equipped with central heating.

• Residences:

- 1: A 4-bedroom house (3 bedrooms, 1 living room, 1 bathroom) with a total area of 102 m<sup>2</sup> (1,100 sq. feet).
- 2: A 4-bedroom house (1 suite with bathroom, 2 living rooms (one with a fireplace), 1 office, kitchen, laundry room, and a social bathroom) plus an attic (1 bedroom, 1 bathroom, 1 suite with bathroom) totaling 124 m<sup>2</sup> (1,335 sq. feet).
- 3: Comprises multiple units:
  - A 3-bedroom house (1 suite with bathroom, 2 bedrooms, kitchen, and living room).
  - Three 2-bedroom houses (each with 2 bedrooms, living room, kitchen, and bathroom).
  - An attic.
- Additional Structures:
  - Agricultural Warehouse: Two divisions totaling 85.25 m<sup>2</sup> (918 sq. feet).
  - Hunting Pavilion: A room with kitchen and bathroom, totaling 96 m<sup>2</sup> (1,033sq. feet).
  - Pump House: A room with an area of 20.25 m<sup>2</sup>.

Agricultural and Forestry Production:

- Cork Production
- Pinewood
- Pastures

Contact Us for more details on the income

If you are looking for a unique and productive property that combines traditional architecture with significant agricultural and forestry potential, "Monte do Chamusquinho" is an exceptional opportunity.