



## Reguengos de Monsaraz - Farmhouse



 3	 4	 4,35	 4,35			<b>1 200 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

**Magnificent farm with 4.35 ha of land, with a gross construction area of 480 m2, located in Reguengos de Monsaraz.**

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The property consists of a main house with an area of 480 m2, annexes, storage rooms, a swimming pool, traditional olive grove and vineyard.

The main house has four very spacious rooms, a living room, two kitchens, a suite, two bedrooms, three bathrooms and a large terrace.

It also has a closed attic with a living room, dining room and fully equipped Italian kitchen.



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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



There are photovoltaic panels installed on the roof that automatically switch to electricity from EDP.

The exterior of the farm benefits from a heated salt water swimming pool, hot tub with electric cover and cleaning robot, machine room with storage room, poolside bathroom, traditional Alentejo bread oven, night lighting in the trees, swimming pool and around the whole house.

Belongs to the property a vineyard of about 1.6 ha, an olive grove of about 1.3 ha with more than 200 olive trees, among other fruit trees such as apple trees, almond trees, medlar trees, pomegranate trees, fig trees, pear trees and quince trees.

Automatic irrigation system for the trees and lawn, an irrigation tank, a spring well with a pump, a lake and a warehouse.

It is close to the Alqueva dam.

## Property Features

- Pool
- Garden
- Terrace
- Garage
- Energetic certification: C



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