RealKasa® eXp®

Real Estate Solutions

At RealKasa®, our market strategy is focused on discretion, premium presentation, and highly qualified buyer matching. Each property is positioned with a tailored narrative to maximize perceived value and market response.

Charming Alentejo Country Estate and Wine Farm

Ref: 86384492 | Évora > Montemor-o-Novo

€1.200.000

Business type	Sale	**Property type**	House
Bedrooms	6	**Bathrooms**	4
Area	313 m2	**Total rooms**	9
Balcony	Yes	**Terrace**	Yes
Heating	Electric	**Building area**	313 m2

Description

Key Features

Property Type: 6-Bedroom House (2 suites)

Total land area: 32,750 m²

Built area: 490 m²

Vineyard area: 6,700 m²

10m x 5m swimming pool (depth 1.4m to 2.4m) with complete privacy / Orchard / Outdoor kitchen / Closed garage / Agricultural warehouse / Outdoor parking for 6-7 cars

Local Accommodation License (AL)

Rural, peaceful environment with excellent tourist rental potential

General Description

Upon entering through the electric gates, you will discover a true haven in the heart of Alentejo.

The entrance hall is spacious and bright, separating the social area from the private living quarters.

In the social area, you will find:

Dining room with wood stove and generous space for entertaining;

Rustic yet modern kitchen with spacious pantry and excellent conditions for cooking enthusiasts;

First living room with large brick fireplace and direct access to the covered terrace;

Covered terrace and garden with distinct areas for dining, leisure, and play.

The house also features a winter lounge with wood stove, perfect for creating different atmospheres, such as a reading area, games room, or office.

In the private area, two hallways lead to the bedrooms, including two suites, both with fireplaces, adding a touch of comfort and elegance. Each has a separate wardrobe area.

Exterior

Covered terrace overlooking the garden and outdoor kitchen, ideal for barbecues year-round;

Large, safe lawn for children;

10m x 5m swimming pool (depth 1.40m to 2.40m) with complete privacy, surrounded by a large leisure area and panoramic views over the Alentejo countryside, the perfect place to relax, entertain friends, or enjoy long sunny days;

Outdoor bathroom and landscaped corners ideal for creating reading areas, bars, or rest zones;

Closed garage with direct garden access;

Agricultural support warehouse, ideal for storage, equipment, or small-scale production.

Agricultural Area

Orchard with a wide variety of fruit trees: fig trees, orange trees, lemon trees, medlar trees, cherry trees, among others;

32,300 m² of land, with 6,700 m² already under vineyard cultivation integrated with a winery located 1.2 km from this property, producing 4 registered brands of DOC Alentejo wine;

The winery (business) is owned by the same proprietors and must be acquired separately and simultaneously with the estate;

2 boreholes at 100 m depth supplying the house and agricultural area;

3 septic tanks for wastewater;

Property fully fenced and walled.

Comfort and Security

Air conditioning / Alarm system / Interior shutters / Practical and functional maintenance

Location

Located approximately 5 km from Montemor-o-Novo town center, where you will find all essential services (shops, restaurants, schools, and health center).
Just 30 minutes from Évora, 1 hour from Lisbon Airport, and 1 hour from Comporta/Troia beaches, a privileged location combining rural tranquility with urban proximity.

Ideal For

Living comfortably in the countryside

Investing in a rural tourism project

Producing your own wine

Enjoy peaceful holidays in Alentejo

A unique estate where the charm of rural life meets modern comfort. With a large swimming pool offering stunning views over the Alentejo countryside, your dream awaits, just minutes from Montemor-o-Novo, 30 minutes from Évora, and one hour from Lisbon or the beach.

Related Properties

Évora > Montemor-o-Novo

Winery with Controlled Denomination of Origin Wine Certificate - Alentejo

Ref: 86384770

€795.000

Évora > Montemor-o-Novo

ANTÃO VAZ VILLA - 3+1 Bedrooms - Montemor-o-Novo

Ref: 86500432

€1.570.000

Évora > Montemor-o-Novo

L'AND VINEYARDS – Montemor-o-Novo

Ref: 86492154

€1.570.000

Évora > Montemor-o-Novo

ALICANTE BOUSCHET VILLA - T4+1 - Montemor-o-Novo

Ref: 86492688

€1.590.000

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