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.

5-Bedroom Villa - Two Independent Homes, Swimming Pool, 2,565 m² Land and Local Accommodation License

Ref: 86873882 | Portalegre > Crato > União das freguesias de Crato e Mártires, Flor da Rosa e Vale do Peso









€495.000

Business type	Sale	**Property type**	House
Bedrooms	5	**Bathrooms**	3
Area	337,36 m2	**Total rooms**	7
Balcony	Yes	**Heating**	Solar
Building area	337,36 m2		

Description

There are properties you buy just to live in.
And there are properties that allow you to live, entertain, generate income and create a project with its own identity.

This property in Crato, in the heart of Alentejo, is one of those rare opportunities.

Set on a generous 2,565 m² plot with approximately 355 m² of total construction area, this villa stands out for its versatility, privacy, energy efficiency and potential for immediate use as a primary residence, holiday home, rental investment or tourism exploitation.

The property is currently organized into two independent homes, a 3-bedroom and a 2-bedroom typology, creating an extremely interesting solution for different buyer profiles.

You can live in one unit and generate income from the other.
You can welcome family or guests with complete independence.
You can operate the property as Local Accommodation, benefiting from the existing license.
Or you can develop a rural tourism concept, private retreat, wellness space or income-generating investment.

A property designed for comfort, privacy and income

The house offers spacious living areas, excellent sun exposure, seamless connection to the outdoors and generous rooms.

Inside, the highlights include:

Living and dining room with 85.28 m²
Second living room with 37.65 m²
Equipped kitchen and dining area
5 bedrooms in total
Office with 15.04 m²
Walk-in closet
3 bathrooms
Fireplace
Air conditioning
Sliding windows
Electric shutters
Double glazing
Good thermal and acoustic efficiency

The property also has A+ energy certification, an increasingly relevant point for those seeking comfort, sustainability and long-term cost control.

Exterior with swimming pool, terraces and open views over the countryside

The exterior is one of the main highlights of this property.

The swimming pool, terraces, sun terrace and leisure areas were designed to take advantage of the tranquility of the Alentejo landscape.

Here you'll find space to relax, entertain friends, create outdoor dining areas, develop landscaped zones or simply enjoy the peace that many seek when thinking of Alentejo.

Main exterior and complementary areas:

Land with 2,565 m²
Terrace with 92.08 m²
Sun terrace with 29 m²
Swimming pool
Carport
Barbecue grill
Unobstructed view over the countryside
Excellent sun exposure, east, south and west
Additional space with appreciation potential

At the lower level, there is also a spacious area in raw state, already with existing infrastructure, which represents a clear opportunity for future appreciation.

This space can be adapted to different uses, according to the future owner's project:

Private spa
Gym
Social gathering area
Game room
Local accommodation support area
Wellness space
Housing extension
Storage or improved technical area

It's an area with strong potential to transform this property into an even more complete asset, whether for personal, family or tourism use.

Quiet location, but with practical access

The villa is located on Estrada da Estação, in Crato, in a calm and authentic area of Alentejo, but not isolated.

Proximities:

Railway station approximately 500 meters away
Bus stop approximately 700 meters away
Town center approximately 900 meters away
Shops and supermarket approximately 1.3 km away

This combination of tranquility, accessibility and authenticity makes the property especially interesting for those seeking to escape the urban environment without sacrificing essential services nearby.

Main features
5-Bedroom villa composed of two independent homes, 3-bedroom + 2-bedroom
Active Local Accommodation license
Land with 2,565 m²
Total construction area, 355.25 m²
Usable area, 337.36 m²
7 rooms
5 bedrooms
3 bathrooms
Swimming pool
Terrace and sun terrace
Office
Walk-in closet
Air conditioning
Solar heating
Equipped kitchen
Electric shutters
Double glazing
Carport
Barbecue grill
Unobstructed view over the countryside
Energy class A+
Reinforced concrete construction
Year of construction, 2011
Excellent state of preservation
Good sun exposure
Accessibility for reduced mobility
Potential for primary residence, second home, rural tourism or investment

Who is this property for?

This property is especially suitable for:

Families seeking space, privacy and quality of life
Buyers wishing to live in Alentejo and generate additional income
Investors interested in local accommodation or rural tourism
Owners seeking a holiday home with income-generation potential
Foreign clients who value authenticity, tranquility and outdoor space
Projects for retreats, wellness, nature tourism or extended stays

An opportunity to live in Alentejo with freedom and potential

This is not just a villa with a swimming pool.

It is a versatile, efficient property ready for different forms of use. It can be a family home, a second residence, a tourism project or an investment with multiple income possibilities.

If you're looking for a property in Alentejo with space, privacy, Local Accommodation license, two independent units and room for future appreciation, this is an opportunity worth visiting.

Schedule your visit and discover the full potential of this property in Crato.

Related Properties



Portalegre > Crato > União das freguesias de Crato e Mártires, Flor da Rosa e Vale do Peso

3-Bedroom Villa in Crato/Passo da Metade

Ref: 87043709

€200.000



Portalegre > Crato

Fully renovated 3-suite countryside house on 4,250 m² | Vale do Peso, Portalegre

Ref: 86847344

€390.000

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This brochure was prepared by RealKasa® for property presentation.

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