



MM135/24ST/AMI


Reference


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## Carreira e Refojos de Riba de Ave - Farmhouse




 **9**  
Bedrooms

 **4**  
Bathrooms

 **400**  
Area (m<sup>2</sup>)

 **9615**  
Land Area (m<sup>2</sup>)

  
Garage

**650 000 €**  
(EUR €)

### Quinta | Residential House | Pool | Golf | Santo Tirso

**\*\*Charming Estate with Potential for Residence, Hospitality, or Events\*\***

This beautiful estate offers a unique opportunity for personal residence, hospitality, or hosting events. Let's highlight its key features:

**\*\*Property Overview:\*\***

- Located on a 560 m<sup>2</sup> plot of land, with three additional adjacent plots suitable for agricultural purposes:
- To the west, a 0.45 ha plot with crops, vineyard, orchard, 4 chestnut trees, irrigation tank fed by a spring, and a tool shed.
- To the south, a 0.348 ha plot with crops, vineyard, and 8 olive trees.
- To the south, a 0.1075 ha plot with crops and vineyard.



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**AMI 14355**

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



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- The property also includes two wells for water supply.

**\*\*Main Residence:\*\***

- Sunny granite-built family house spanning 2 floors and approximately 400 m<sup>2</sup>, renovated in 1996 and ready for occupancy.
- Features a lookout point, spacious leisure areas, and an interior courtyard.
- Includes 9 bedrooms, 4 of which are suites, and 3 service bathrooms.
- Fully equipped rustic kitchen with fireplace, oven, and barbecue area.
- Large pantry, generous living room with a fireplace, and dining area.
- Outdoor amenities such as a swimming pool with surrounding lawn, reservoir, water tank, and a small vineyard.
- Central heating and gas-powered water heating system.
- Closed garage for 3 cars, solar panel for energy efficiency.

**\*\*Location and Accessibility:\*\***

- Situated in the picturesque Vale da Serra da Agrela, just 200 meters from the Rio Leça.
- Approximately 24 km from Porto (about 20 minutes' drive) and 7 km from Santo Tirso city center and Vale Pisão Golf Course.
- Offers an idyllic setting for relaxation and enjoyment of nature.

**\*\*Certification and Further Information:\*\***

- Energy certification: E
- For more detailed information or to arrange a visit, please contact our team.

This estate represents a blend of traditional charm, modern amenities, and natural beauty, making it a versatile and appealing property for various lifestyle choices or investment opportunities.



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## Property Features

- Heating
- Wood burner
- Boiler
- Proximity: Mountain, Open field
- Built year: 1938
- Floors: 2
- Terrace
- Drive way
- Laundry
- Quiet Location
- Energetic certification: E
- Mains water
- Irrigation System
- Well
- Fireplace
- Solar heating
- Equipped kitchen
- Garden
- Renovation year: 1996
- Balcony
- Garage
- Pantry
- Views: Countryside views, Mountain views, Village view, Garden view
- Uninterrupted views
- Main drainage
- Sealed land area
- Bread oven



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