

# Portugal, Ourique, Villa For sale

- Portugal Beja Ourique



## Property **Description**

### **2 Bedroom Villa with 2.5 hectares of land in near Ourique**

Casa do Campo is a modern two bedroom two bathroom villa set in the tranquil lower Alentejo region of Portugal ideal for lovers of the real rural Portugal. The local village of Garvao is just 2 km away and the town of Ourique 14 km.

The relatively unknown lower Alentejo region is one of the last places in Europe where the pace of life is anything but frenetic.

The villa offers comfortable modern accommodation. It has a large air-conditioned lounge with a central woodburning stove for cosy winter evenings. A fully fitted kitchen and two good sized air-conditioned bedrooms and bathrooms. There is a small mezzanine above the lounge that offers a further single bed.

Outside the villa you can enjoy your own private pool with an extensive patio and plenty of shade. Enjoy views over the surrounding countryside and the peace of having no close neighbours.

## Basic **Details**

Listing ID:	<b>1148</b>
Property Type:	<b>Villa</b>
Listing Type:	<b>Sold</b>
Price:	<b>€213,000</b>
Bedrooms:	<b>2</b>
Bathrooms:	<b>2</b>

Only 30km north of the Algarve the lifestyle of the Alentejo is a world away from the Algarve Faro airport is 75 minutes away and the busy south coast only 60 minutes. The superb unspoilt westcoast beaches can be reached in 40 minutes. Driving is a joy on roads that have extremely light traffic.

## **General**

All windows and patio doors are double glazed. Electricity is mains connected by an unobtrusive underground cable. Water is from a private borehole. The lounge and both bedrooms are air conditioned. All dimensions given in this description are approximate.

## **Inside the Villa**

### **Open Plan Lounge Kitchen Diner - 10.7 metres max by 6 meters max**

The lounge area has a large window overlooking the pool and ample space for relaxation. Cooling and heating is provided by air-conditioning. The centre of the lounge features an efficient log burning stove.

### **Master Bedroom - 3.5 meters by 3.5 meters**

The generously proportioned master bedroom has a large window overlooking the rear garden. Air-conditioning provides cooling and heating.

### **Master Bedroom On-suite Bathroom - 2.4 meters by 1.8 meters**

White bathroom suite with wash basin wc bidet and bath with shower.

### **Guest Bedroom - 3.5 meters by 3.5 meters**

A charming bright room with a large window overlooking the rear garden and a smaller window to the front. There is a built-in wardrobe and air-conditioning with heating and cooling functions.

### **Guest Bathroom - 2.6 meters by 1.7 meters**

The guest bathroom features a full sized bath with shower over wc bidet and wash basin.

## **Outside the Villa**

## Pool and Surround

The 8 meter by 4 meter pool is low maintenance and skin friendly due to the salt water dosing system. The pool has a deep end and a shallow end with a gradual transition between the two.

Privacy is provided by a low wall. The pool is surrounded by a large paved area for sunbathing. The view from the pool is stunning the land runs down to a small river which forms the west border. Beyond that is glorious Alentejo countryside.

## 2.5 Hectares of Land

The villa nestles in 2.5 hectares of land which is just over 6 acres. Built in the side of a slight hill the land behind the villa shelters the villa in the winter. The land is in its natural state at the moment but could easily be turned into a lucrative oak plantation. Below the villa beside the river is a large flat area with rich soil that would be ideal for cultivation of fruit and vegetables.

The Alentejo has strict restrictions on building in country areas but because of the size of the land attached to the villa substantial non-residential building is allowed.

## The Locality

The villa is about a mile from the village of Garvão. Although small in size the village has many bars and cafes. There is a baker's small supermarket pharmacy post office and a few other shops that cover most basic needs.

More serious shopping and dining is available in Ourique the nearest town. Ourique is about 15 minutes by car. Here there are schools library banks council and finance offices etc.

### Address [Map](#)

Country:	<b>Portugal</b>
Region / City:	<b>Beja</b>
Town:	<b>Ourique</b>
Postal Code:	<b>7670 125</b>
Longitude:	<b>W9° 39' 51.7"</b>

### Features

<input checked="" type="checkbox"/>	Swimming Pool	<input checked="" type="checkbox"/>	Heating
<input checked="" type="checkbox"/>	Air Conditioning	<input checked="" type="checkbox"/>	Garden
<input checked="" type="checkbox"/>	Balcony	<input checked="" type="checkbox"/>	Kitchen
<input checked="" type="checkbox"/>	Fireplace		

Latitude: **N37° 41' 47.9"**

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