



São Facundo e Vale Das Mós - Farmhouse



 **3** Bedrooms
  **2** Bathrooms
  **2466,92** Area (m²)
  **17775** Land Area (m²)
 1 350 000 € (EUR €)

Farm/Estate T3 Used | 152.92 m² | Abrantes | São Facundo and Vale de Mós

3 bedroom farm with 17 ha in Abrantes - Santarém

Built in 2017, inserted in the Union of Parishes of São Facundo and Vale das Mós, the Quinta has unobstructed views, is located on a hill with a privileged view, being a unique property, because in addition to the large area distributed in 2 articles totaling about 17 ha, it has an aviary in operation and which has the capacity to raise 40,000 chickens.

* Areas according to the Land Registry:

- Land area: 14,750 ha (article 1) and 3 ha (article 2)



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- Living area: 152.92 m²
- Gross private warehouse area: 2,134 m²
- Dependent gross area: 180 m²

* Single storey house T3

- Surrounded by long trees, allowing comfort and privacy, we can still find in front of us, a view over agricultural production areas;
- The villa with 3 bedrooms, 1 suite, is in good condition, benefits from excellent sun exposure and is flanked by small and medium-sized trees such as cork oaks and olive trees;
- The living room and kitchen give access to a south-facing balcony, which allows you to enjoy unique moments of conviviality. The living room, kitchen and bathrooms have ceramic floors and windows, which gives a lot of light to the house.
- The living room is large, has a fireplace and access to a great balcony, kitchen equipped with oven, hob, extractor fan, dishwasher, washing machine and another dryer;
- In addition to the suite, the villa has 2 more bedrooms and a full bathroom with shower. The floor of the rooms is floating.
- Fireplace with fireplace;
- Electric gate;
- Double glazing;
- Pre-installation of air conditioning;
- Cylinder with 200L capacity;
- Solar panels;
- Electric fence;
- Wardrobes in all bedrooms;
- Parking for more than 10 cars;
- Barbecue;
- Kennel;

* Aviary

- High profitability with an average of 7 flocks per year;
- Capacity for 40,000 chickens;
- 3 storage spaces in addition to the aviary itself;
- Generator with automatic start frame in case of interruption of the grid power supply;
- Underfloor heating;
- Included in the deal: 1 Mazda B2500 2000 car; 2 tractors with front shovel (25 hp and 50 hp); implements: chain cutter, 300L sprayer for disinfection of the farm and drag squeegee;
- 1 borehole with a depth of 105 m to provide 28 m³ of water per hour, with analysis periodically carried out;
- Auxiliary hot air cannon to heat up the pavilion faster, especially in winter;
- Partnership with the company Lusiaves in the supply of feed and collection of chickens with guaranteed production flow;
- High profitability;
- 1 industrial boiler with a power of 250W;
- Garden equipment: brush cutter, blower and chainsaw;



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- Technical support in maintenance;
- Workshop for equipment repairs;
- Sanitary filters with women's and men's changing rooms;
- Office;
- Staff room with washing machine, stove, microwave, espresso machine, table and chairs;
- 76 solar panels under contract with EDP;
- The company has all the necessary licenses for operation;
- Net profitability of around 6%;
- Negotiable value.

This property is an excellent investment, as it allows you to have your own home with an aviary operating with high profitability!

It is close to excellent traditional local restaurants, with the advantage of providing future owners with a place to return and relax quietly away from the hustle and bustle. In addition, the property is 5 minutes from Bemposta Train Station and 18 minutes from Abrantes Train Station, allowing you to go to Lisbon or Porto.

Don't miss this opportunity and get in touch for more information!

Property Features

• Built year: 2017

• Energetic certification: B



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