

**Producing winery with two houses (2+2 beds) and a ruin on 3.5 ha and beautiful views, Oliveira do Hospital**































## Producing winery with two houses (2+2 beds) and a ruin on 3.5 ha and beautiful views, Oliveira do Hospital

Save favourite

### What is it?

This beautiful winery has been producing its own (organic) wines (Dão DOC) for a number of years. People who have always dreamed of making professional wines find their chance to make their dream come true here; they can take over the company turnkey. The current owners have proven this quinta has the characteristics for good quality wines. Their production is sold both nationally and internationally.

In addition to its well-maintained vines, the quinta also offers two houses, a winery, another outbuilding and a ruin that can still be given a further purpose.

The main house has a registered living area of 225 m<sup>2</sup> and consists of two floors. On the ground floor there is the hall, a spacious living room with open kitchen (62 m<sup>2</sup>) and a bedroom en suite. The floor below consists of a bedroom with bathroom and a dressing room. The living room gives access to a terrace with beautiful wide views. You can cool off in a buildup pool. This terrace also provides access to a covered and atmospheric outdoor kitchen, where you will find a wood-fired oven and barbecue, as well as a beautiful view.

The other house is located on the first floor above the winery and has a registered living area of 95 m<sup>2</sup>. Here you will find 2 bedrooms, a bathroom and a living room with open kitchen, and here also a beautiful view of the mountains. Behind this house is a large garage of 43 m<sup>2</sup>.



The third building is a ruin with a registered area of 35 m<sup>2</sup> and there is a shed of approximately 20m<sup>2</sup> (not registered).

**What are the facilities like?**

The domain is connected to electricity. There is water from a private source that, according to historical information, dates back to Roman times. The drainage is done in a septic tank. The main house has a solar boiler and is heated by a central heating system on wood and a heat pump. The other house is equipped with air conditioning with a heat pump.

**Outdoor space?**

The domain consists of over 3.5 ha. Approximately 3,500 m<sup>2</sup> is planted with vines with the varieties:

- Tourigo Nacional, Jaen, Alfrocheiro, Tinta Roriz (red wine)
- Encruzado Malvasia Fina, Cerveal Branco, Bical (white wine)

At the moment, an additional 1.5 hectares of land with vines is being leased, but more is available.

Part of the quinta consists of flat, easily accessible terraces and another part is more wooded. Around the house it is paved and there is a garden with ornamental plants and various fruit trees such as apple, orange, lemon, kiwi, apricot, cherry, pear, persimmon and fig. There are also many olive trees and various oaks.

**Special features?**

As indicated, this estate is a producing wine farm and is sold with the necessary equipment and facilities for fermentation, wine production and storage (steel tanks and French oak barrels) and necessary machinery and equipment such as tractor, plough, cultivator, sprayer, lawn mower etc.

The company and the quinta are registered and approved by the Instituto da Vinha e do Vinho and Comissão Vitivinícola Regional do Dão and the company holds all the licenses for growing, producing, bottling, trading, exporting and selling wine under various registered names. A considerable number of litres of quality wine in tanks and bottles are supplied with the company, making it a 'walk-in project'.

**Where is it?**

The quinta is located approximately 1 km outside an authentic Portuguese village with some small-scale commerce and in an area that is popular with nature-loving tourists. Access is good via a dirt track of approximately 100 m. Oliveira do Hospital is approximately 5 km away. This is a small provincial town with the main facilities such as shops, post office, banks, small hospital, schools and weekly market. The larger cities of Coimbra and Viseu are respectively 70 km and 55 km away.

The asking price includes company takeover.

**Would you like to receive more information about this property?**



Send

€880.000

[Commercial](#), [Detached house](#), [House](#), [Investment](#)

## Features

ID: 1119TL Built-up area (m<sup>2</sup>): 320 Plot area (m<sup>2</sup>): 35815 Building zone (m<sup>2</sup>): 464,7 Bedrooms: 4 Bathroom: 3 Living room: 2 Rooms: 4 Kitchens: 2 Garage: 1 Typology: T4 Garden: Yes Patio: Yes Storage/ Shed: Yes Other buildings: 2 Swimming pool: Yes Airconditioning: Yes Location: Near forest, Clear view, View on mountains, Rural environment Energy label:

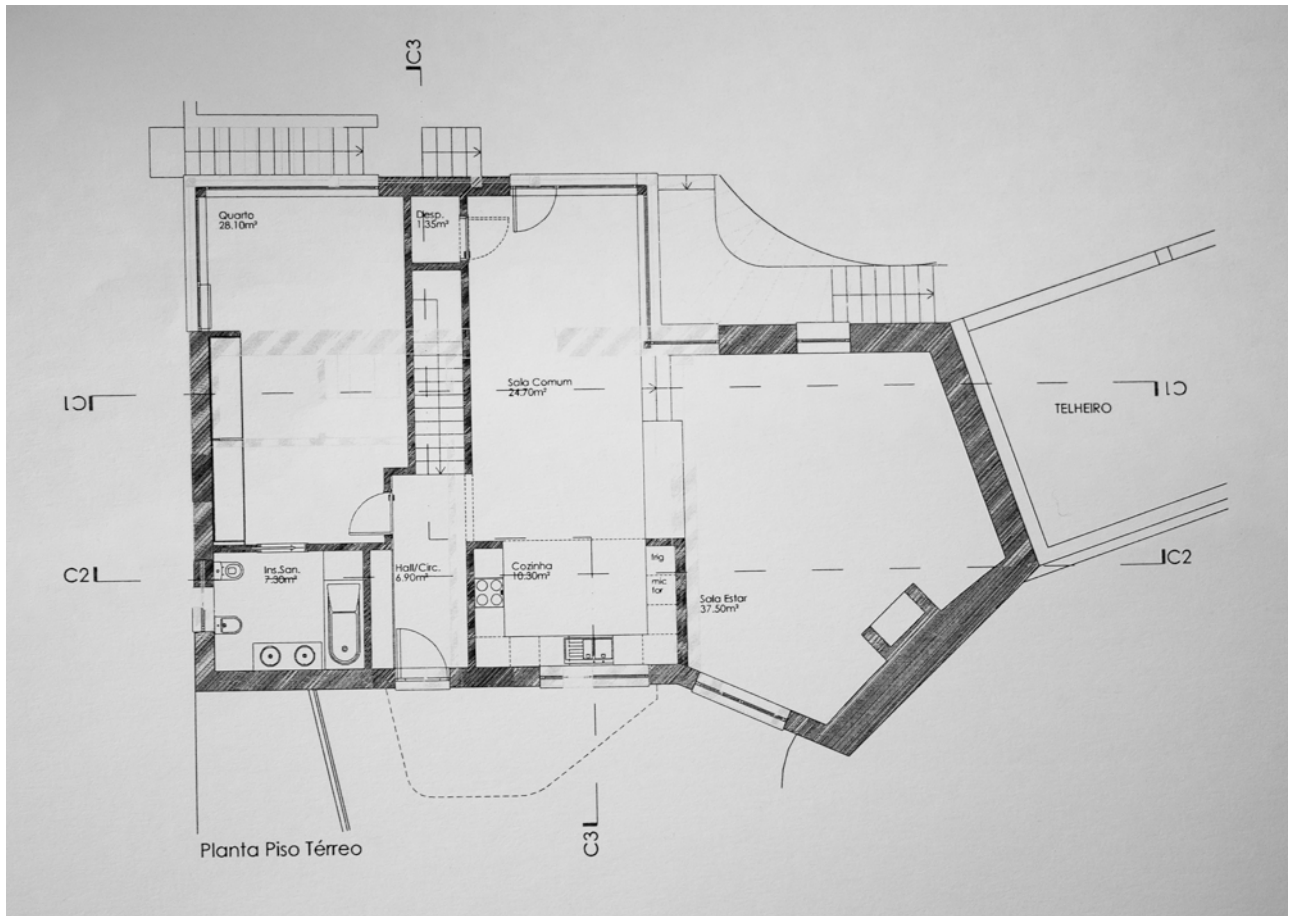


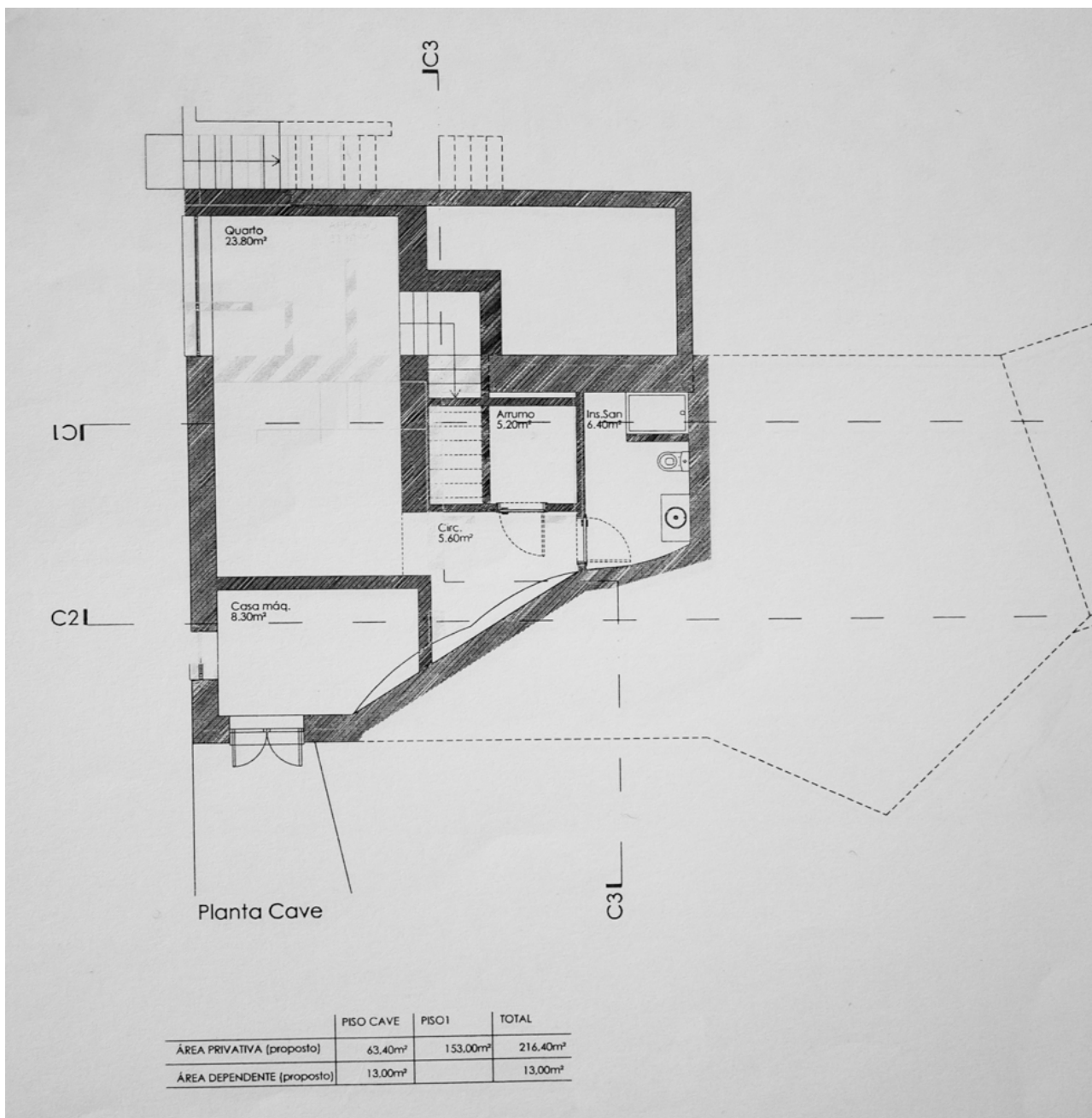
## Facilities

Water: Municipal water, Mine Energy: Electricity connection, Solar hot water Sewer infrastructure: Septic tank

## Attachments







## Possibilities

[Investment property, Quinta](#)

**Location (not exact)**



**Would you like to receive more information about this property?**

Send





**Email:** [info@terradosrios.com](mailto:info@terradosrios.com)

**Phone:** (+351) 235 418 138

**Cellphone:** (+351) 967 473 805

(+351) 235 418 138 | (+351) 967 473 805 | [info@terradosrios.com](mailto:info@terradosrios.com)

Producing winery with two houses (2+2 beds) and a ruin on 3.5 ha and beautiful views, Oliveira do Hospital