+351 96 130 65 57

€695.000 | Ref. C196 | Odemira

1	1	✖	229 m2	84875 m2	✖

Private 8.5-Hectare Alentejo Retreat – Ideal for Sustainable Living, Tourism, or Community near Cercal

A stunning and private 8.5-hectare homestead in the heart of the Alentejo countryside, just 10 minutes from Cercal do Alentejo and 25 minutes from the beaches of Vila Nova de Milfontes. Ideal for sustainable living, rural tourism, or a nature-based retreat, this property offers tranquility, abundant water, and multiple development opportunities.

Key Features
 Renovated Taipa Cottage (85 m²)
Fully restored in 2020 using natural and sustainable techniques, this traditional Taipa (rammed earth) home combines rustic charm with modern comfort:
South-facing layout for passive solar heating
Wood-fired central heating (radiators in all rooms)
Solar hot water + rainwater catchment system
High thermal performance with cork insulation and breathable lime plaster
Vaulted timber roof with double-glazed hardwood windows
Open-plan kitchen/living area, luxury bathroom (with Jacuzzi), and spacious bedroom with option to divide

 4 Ruins for Renovation (260 m²)
Four registered stone ruins, ideal for restoration into guest houses, rental units, workshops, or residential expansion. Zoned for Rural Tourism with build potential up to 6,000 m².

Water & Land Resources
Abundant water: Borehole (7 m³/h), 2 clean wells, seasonal river, and a 2,500 m³ man-made lake

Fertile valley land perfect for orchards, vegetable gardens, and permaculture

200m river frontage along the eastern boundary

Forests & Income Potential
4.5 ha of Pine Forest (annual pine nut income: €7,000–15,000)
1 ha of Mature Cork Oak (harvest every 9 years)
Forest management provides firewood and supports land regeneration
Optional: Tourism Units
Two fully equipped glamping-style units (Gypsy Caravan + Converted Bus) available on request. Each includes a kitchen, bathroom, living area, and private outdoor space.

Infrastructure
Mains electricity
Easy road access (50m from property entrance)
Shaded parking for up to 8 vehicles
Zoned for Rural Tourism development

Location
10 mins to Cercal do Alentejo (shops, restaurants, services)
25 mins to Vila Nova de Milfontes and Alentejo’s west coast beaches
2 hours to Lisbon
Ideal for investors, eco-retreat developers, or families seeking off-grid potential in a peaceful, nature-rich setting or for Communities – The size, location, and natural abundance make this an ideal site to establish a conscious, eco-living community.