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Friendly Real Estate

AP019
Reference

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Ronfe - Farmhouse



 **6**
Bedrooms

 **4**
Bathrooms

 **532**
Area (m²)

 **16850**
Land Area (m²)

1 995 000 €
(EUR €)

Rare wine property with the possibility of creating an agro-tourism, a charming or luxury hotel

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Whether you want to own a beautiful historic Quinta with its coat of arms for your family or want to invest in an exciting project that combines pleasure with profitability, this is the Quinta for you.

Quinta de Riba de Ave, with its manor house (Quinta), chapel and vineyards, is located on the banks of the river Ave, parish of Ronfe, municipality of Guimarães and is 8 km from the center of this city, 12 km from Famalicão and 45 km from Porto.

You can imagine acquiring all or part of this property, all offers will be studied seriously.



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¹ (Call to national fixed network) | ² (Call to national mobile network)



This property has a total of 16.5 hectares including 8 hours of vines. The rest is cropland, forests and the Quinta.

The noble part of this property consists of:

N° 1 Riba d'Ave: 8.3 hectares in front of the river Avé which runs along it for 800m long.

Quinta and its chapel, built in the eighteenth century:

Ground floor plus 1 floor, beautiful house to restore, with its many living rooms, fireplaces, dining room, bedrooms, bathrooms, kitchens... Not to mention the superb terrace upstairs and its large balconies in a row with a superb view.

Let's not forget the beautiful gardens and its pillars made entirely of period stone. as well as in the basement many rooms and cellars.

On this first part of the property are 5 independent themed houses: caretaker's house, press, mill (threshing floor), shed and ruin, which are just waiting to be renovated.

You will be able to create apartments, suites or individual houses, on these existing properties with a certain and historical charm, no limits to your imagination.

N° 2: In front of this noble part in the middle of the river Ave is a delightful Insua island of 7,500m² and its magnificent trees with noble species such as hundred-year-old oaks, there too, you could create a living space, a fitness trail or tree houses, which is highly sought after by customers

"- A project has been submitted to the town hall to create an agro-tourism zone:

The project would be to preserve the magnificent Quinta and its chapel, which give all the charm and meaning to this magnificent property

To renovate the 5 houses in order to create 3 to 15 apartments of types To, T1 and T2"

The rustic parts break down like this:

The grape production is currently purchased by a winegrower. And oak wood is also sold.

The grape varieties planted are: Loureiro, Fernão Pires, Arinto, Alvarinho, Vinhão and Padeiro de Basto.

3rd Lourinhã: 3.2 ha of which 1.3 ha are vineyards, the rest being forest.

The property has all its land in one piece except one separated by a field:

4th: Cabo de Vila: 4.7 hectares consisting of two plots separated by a field that is not part of the property and not used, has 1 urban item:

A ruined house, with a cellar and granite press, surrounded by stone walls, the project imagines the



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creation of 2 or 3 apartments with a central enclosed garden area.
And there is also a two-storey cob house, with a mill, which also allows you to create 2 small apartments.

Property Features

- Terrace
- Wine cellar
- Storage / utility room
- Guest cottage
- Bread oven
- Attic
- Uninterrupted views
- Solar orientation: North, South, East, West
- Laundry
- Basement
- Views: Countryside views, River view, Garden view, Lake view
- Pantry
- Borehole
- Quiet Location
- Energetic certification: F
- Balcony



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