



Farm & Land For Sale, Mountain & Ocean Views

São Nicolau

TOTAL AREA



3,888

BUILT



139

150,000 Euros

If you're seeking a rural retreat or lifestyle, far from the tourist crowds on an unspoilt, stunning island in Cabo Verde, this is your chance to live the dream. With almost four square kilometres of land and a farmhouse already in place, this is a rare opportunity to own a large plot with spectacular mountain views on Sao Nicolau at an excellent price.

Set on a small hill in a glorious, fertile valley, this idyllic farm is served by a track, just 90 metres from the minor mountain road near the sleepy hamlet of Fajã de Cima, in the scenic Ribeira Calhau valley. The rustic farm, with dry stone walls, is just 3km from the Monte Gordo Natural Park. With the land around 400-450m above sea level, the air is fresh, the soil is fertile and the climate is kind, year-round. This rural area, with an extinct volcanic peak towering above at 1300m, is very popular with hikers and nature lovers. Your neighbours here are a few scattered smallholdings, goats and butterflies.

This farm is, however, under 30 minutes' drive from the airport, linking Sao Nicolau to other islands including Sal, Sao Nicolau and Santiago with the capital of Cabo Verde, Praia. Tarrafal, a popular beach area, is about 20 minutes' drive over the mountain road.

With the land mainly planted with fruit trees, bananas etc, the farmhouse itself is a traditional concrete and stone building that could, of course, be replaced with a villa of your own design. Permission is granted for a residence covering 139m² of the plot. With the appropriate planning permission, you could have a wonderful house.

The existing house, which would benefit from upgrading and refurbishment, includes:

- a glorious roof terrace with spectacular views, including the sea at Carvoeiros
- large water tank – an essential asset to ensure a constant supply
- connection to the grid
- Large open plan living and dining area, kept cool with poured concrete floors and ample windows and doors to the outside, with a high-pitched roof
- Wooden doors through to the first double bedroom
- Tiled bathroom, including full sized bath
- Kitchen
- Storage room / large pantry
- Inner courtyard
- Second bedroom





Location

- Small hamlet of farms & smallholdings with good road access
- In the area with the most dragon trees in the world
- Western, mountainous heartland of Sao Nicolau, very popular with hikers
- 31km from the airport, 14km to the port with flights and ferries to other islands
- 7.5km from the summit of Monte Gordo, the extinct volcano peak, standing at 1,300 metres above sea level
- Only 20 minutes by car from probably the prettiest town in Cabo Verde, Sao Nicolau's capital: Ribeira Brava.

Sao Nicolau is widely viewed as the most authentic, unspoilt island of the Cape Verde archipelago. Just 13,000 people live here, spread over 343km². Whilst most of that population live in or around the charmingly pretty capital of Ribeira Brava, a short drive takes you to lush valleys and impressive peaks in the heartland. This area has wonderful trails and abundant greenery, especially in the Monte Gordo Natural Park. With some spectacular coastal scenery, great diving and the lovely beaches at Tarrafal de Sao Nicolau, the island really is a hidden gem, just waiting to be explored.





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