



## Gáfete - Villa



**3**  
Bedrooms

**3**  
Bathrooms

**221,5**  
Area (m<sup>2</sup>)

**200**  
Land Area (m<sup>2</sup>)

**425 000 €**  
(EUR €)

## Restaurant and café in operation with room in Gáfete - Alto Alentejo

I am pleased to present you with the opportunity to acquire a unique property that combines the comfort of a family home with the potential of a thriving business in the area of catering, cafeteria and catering in full operation.

This distinguished property, located in the appreciated village of Gáfete, municipality of Crato in Alto Alentejo and next to the famous IP2, combines the ground floor with 2 rooms for commerce and 1st floor with 4 rooms for housing, offering the perfect balance between residential life, entrepreneurship and profitability.

This is an exceptional opportunity for investors or entrepreneurs who want to immerse themselves in rural life while running a thriving business.

Housing: The main villa on the 1st floor provides a cozy and comfortable environment, with generous, bright spaces and a functional layout, the spaces include 1 bright living and dining room and 3 well-sized bedrooms, offering comfort and privacy for the whole family, where you can enjoy



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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



moments of rest. With access to the attic fully isolated, being another storage area and a laundry area.

Restaurant and café in operation ("O Lagarteiro"): This unique property includes a fully functioning restaurant and café on the ground floor and has 60 seats in the restaurant area alone, also making daily meals out. The restaurant is known for its welcoming atmosphere, traditional Alentejo cuisine, excellent reputation in the community and for all those who pass there daily from the most varied parts of the country. With a charming décor and a fully equipped kitchen, the restaurant is ready to continue operating successfully, offering an excellent opportunity for entrepreneurs in the restaurant business and beyond, also for you who want to undertake and venture into a challenging and profitable business. The strategic location attracts both locals and tourists, ensuring a steady stream of customers throughout the year.

Business (in transfer of quotas) includes:- All materials/equipment/utensils necessary for the proper functioning of the restaurant and café.- Catering license and all material (tables for 300 people, crockery and chairs);- 2 refrigeration vans, 1 support van, 1 car. Location: Gáfete is a village located in the Alto Alentejo region of Portugal. Located in the municipality of Crato, Gáfete is known for its rural beauty and its quiet and authentic atmosphere. The village is surrounded by stunning landscapes, with lush green hills, farmland, and olive trees, providing a peaceful and serene environment for its inhabitants.

Geographically, it has a privileged location with excellent access to the IP2, 28 km from Portalegre, 15 km from Crato and 200 km from Lisbon. Its proximity to the IP2 also gives great access to Spain (Badajoz), Beira Baixa and many other tourist areas of the Alentejo (Castelo de Vide, Marvão, Elvas, Alter do Chão). This village has an excellent set of basic services in our daily lives, such as pharmacy, supermarkets, bakery, ATM, gas station, ready-to-wear shops, post office, health center. In addition, Gáfete and its surroundings offer various outdoor activities, such as hiking, biking and nature observation, making it an ideal destination for those looking for tranquility and contact with nature in the heart of Alto do Alentejo. It also has several places such as cafes with terraces, municipal swimming pools, bullfighting field, football field and a very interesting cultural heritage (Parish Church of Gáfete: This interesting temple already existed in the century. XVI, being one of the churches of the Priory)Curiosities: 20 km from one of the most important investments made in the territory of Alto Alentejo, the Future Pisão Dam, which is expected to be completed in 2026. Contact us today for more information or to schedule a visit. Gáfete preserves the typical charm of Alentejo villages, as well as a welcoming and warm community.

The region is rich in cultural traditions, traditional gastronomy and local events, which reflect the authenticity and pride of its Alentejo heritage.

Book your visit now

## Property Features

- Saltwater pool
- Proximity: Open field
- Built year: 1990
- Floors: 2
- Living rooms: 2
- Energetic certification: C



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