

LONG-TERM WINTER STAY 2026 / 2027

YOUR WINTER AT DEVEZA

Name: _____

Accommodation: _____

Stay: _____



About Land of Devezza

Welcome to Land of Devezza, our small green hideaway in Central Portugal. We, Giel and Karin, live here on the land and have spent the past years building this place by hand, one space at a time.

In winter we open just a handful of homes for people who want more than a place to sleep: a private base in nature, a proper place to work and a small group of people around them. You keep your own rhythm, while the co-working space and shared areas make it easy to connect when you feel like it.

São Pedro do Sul is only a few minutes away, with its well-known thermal spa close by. Viseu is within easy driving distance, while waterfalls, mountain landscapes, hiking trails and river beaches make the surrounding region easy to explore. Life here is peaceful and close to nature, with plenty to discover whenever you feel like heading out.





Your Winter Home

TINY HOUSE

Each tiny house is hand-built by us here at Land of Deveza. At around 20 m² it is compact, warm and cleverly designed: your own private little home in the middle of nature, with everything you need for a comfortable month - or an entire winter.

You have your own bathroom, kitchen with two-burner gas stove, fridge and heating, plus bed linen, towels and kitchen equipment. Step outside and you are on the land; when it is time to work or meet people, the co-working space is only a short walk away.

€695 / MONTH

€625 / month when staying 2 consecutive months or longer

INCLUDED

Water · reasonable electricity use · heating · bed linen & towels · kitchen equipment · 24/7 co-working · Starlink Wi-Fi in co-working · gym & yoga space · coffee & tea

EXTRAS

Gas for hot water and cooking: usually up to around €20 / month, depending on use. Wi-Fi in your tiny house: €25 / month. Washing machine: available for a small fee.

GUESTHOUSE

Approx. 80 m² · max. 2 people · private kitchen & bathroom · 4 bedrooms · pellet stove · €950 / month or €875 / month for 2+ months.

Your Stay

Come for one month or settle in for a larger part of the winter. Our season runs from November through the end of April, giving you time to slow down, build a routine and actually get to know the place and the people around you. The minimum stay is one full month; arrival is on the 1st and departure on the last day of the month.

BOOKING & PAYMENT

- The first month's rent is paid in advance to secure the booking and is non-refundable.
- For longer stays, rent is paid monthly on or before the 1st day of each month.
- Payment can be made by bank transfer or cash.
- Security deposit: one month's rent, paid in cash upon arrival.





Work & Community

The co-working space is the shared heart of winter life at Deveza. It is open 24/7, bright and surrounded by nature - a proper place to focus, take calls, train or simply have a coffee with the others. You can work seriously without spending your whole winter alone behind a laptop.

- Fast Starlink Wi-Fi - included in the co-working space.
- Wi-Fi in your Tiny House or Guesthouse can be arranged for €25 per month.
- Call booth, yoga / movement space and small gym.
- Free coffee & tea and an honesty fridge.
- Shared small oven: take it to your house to cook and return it the following day.

The social side is intentionally relaxed. Nothing is forced and there is no daily programme. Some days everyone does their own thing; other days a dinner, walk, workout or drink happens naturally. The goal is simple: enough privacy to feel at home, and enough connection that winter never has to feel isolated.

Transport & Logistics

YOUR OWN CAR = YOUR OWN FREEDOM.

One of the best things about staying here is how much there is to explore around us - but a car is what makes that freedom possible. Land of Deveza is surrounded by nature and only around four minutes from São Pedro do Sul. For groceries, restaurants, waterfalls, hiking, Viseu and spontaneous day trips, we strongly recommend arriving with a car or renting one.

- Free parking on the property.
- Porto Airport is the most practical main airport.
- Outside high season, rental cars can sometimes be found from around €4 per day - occasionally even less. Always check the full price, insurance and rental conditions.





Good to know

UTILITIES

Water and electricity are included for normal, reasonable household use. Each accommodation has its own electricity meter. If use is exceptionally high, we discuss it with you first.

CLEANING & LAUNDRY

You clean your own accommodation during your stay. A washing machine is available for a small fee. Please leave your home as clean as you found it; otherwise a €75 cleaning fee applies.

VISITORS & PETS

Friends and family may stay for up to four days; longer stays should be discussed with us. No pets and no children for the winter long-stay concept. We have two dogs living on the property.

WELLNESS

A new small wellness area with sauna, hot tub and chill space is planned to be ready around the end of January - a pretty good way to finish a winter workday. Winter residents can use it for a small additional fee.



Contact

If this sounds like the kind of winter you are looking for, give us a call or send us an email. We like to know a little about the people who come to stay, and we are happy to talk through the details so you know exactly what to expect before you arrive.

Giel & Karin

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Before confirming, please read this guide carefully. By confirming your booking and paying the first month's rent, we understand that you have read and accepted the practical arrangements described in this document.

