



## Farm with Approved Project for 5 Star Hotel

### معلومات الوكيل

ArKadia اسم:

اسم الشركة:

United Kingdom بلد:

هاتف:

Dutch, English, French, Languages:

German, Italian, Polish,

Portuguese, Romanian,

Russian, Spanish,

Swedish



### تفاصيل الاعلان

تخفيض السعر  
EUR 550,000

عقار لل:  
السعر:

Portugal

Porto

Marco de Canaveses

20/04/2024

موقع

بلد:

الدولة / المنطقة / المحافظة:

مدينة:

نشر:

وصف:

Farm in the Douro with an approved project for a 5-star Rural Hotel with 15 rooms, 2 river beaches, anchorage and sublime views in all rooms. License to plant 1.5 hectares of vineyards.

Privileged location 60 km (about 1 hour) from Porto and 4 km from the village of Alpendurada.

The current owners of this farm have already gone through a long process of about 5 years to get the Tourism License to build a 5-Star Rural Hotel, the approval of the City Council for the architectural project, the approval of the Vinho Verde Institute to plant 1.5 hectares of vineyards, the approvals of the Portuguese Environment Association to improve the 300 m of riverside area, build terraces to plant vineyards and improve the path that goes down to the river. Tranquility and absolute silence.

Regarding the approved project for the Hotel, it has an approved capacity for 15 Suites (12 in the Main Building, 2 in the 'Casa do Verde' and 1 in the 'Casa da Aguardente') and pre-approved to increase up to 17 rooms (13+3+1)

Land information: 46.600 m2 Construction area:

Main building: 1.280m2 / 3 floors

Secondary buildings

Casa do Verde (Villa with 2 suites): 184m2 / 2 floors

Casa da Aguardente (House with 1 suite): 125m2 / 1 floor

In a total of 1,589 m2

READY TO BUILD

Energy Rating: F

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IMLIX

سوق العقارات IMLIX  
<https://www.imlix.com/ar/>

### مشترك

غرف نوم: 15  
الحمامات: 16  
تشطيب قدم مربع: 1589 م  
حجم كبير: 46600 م

### Building details

Number of Garages: 1  
Outdoor Amenities: Pool

### Lease terms

Date Available:

### معلومة اضافية

رابط الموقع:

[http://www.arkadia.com/THPZ-T8390/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/THPZ-T8390/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

QUIAS001.a IMLIX ID:

