



## Bahia 75 ha cocoa fazenda, sea view - 13131



### Στοιχεία μεσίτη

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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	BRL 4,459,400

### Τοποθεσία

Χώρα:	Brazil
Διεύθυνση:	Region Nordest
Δημοσιεύθηκε:	04/04/2024

#### Περιγραφή:

Brazil property in Bahia - Ilheus 75 ha cocoa fazenda with sea views for sale - buy a farm and emigrate Are you dreaming of emigrating? Do you want to build an existence so that you can make a living from it? Then this beautiful organic fazenda in a fantastic panoramic location is just right for you! Pure nature - a small paradise with many exotic plants and animals is looking for a buyer. Who appreciates this natural beauty. There are 2 sources of income, the fazenda with cocoa production, where you can grow other things if you want. As well as a small excursion restaurant with a terrace and a panoramic view of the sea, as well as 2 guest rooms.

The current owners have created a natural paradise over the years. But now it's time to stop and retire. If desired, the seller will train the buyer and provide him with advice.

This fazenda is fully managed. Depending on the harvest time, between 3 and 12 men work on the fazenda. In the past 3 years, investments have been made in young and resistant cocoa. The first grafted plants are now bearing the first fruits. We are working towards a target of 30 Ha. Modern resistant cocoa.



If you continue to work towards the specified goal, this will be achieved in 3-4 years. The harvests are getting bigger every year. Even with today's very poor cocoa price, the fazenda pays for itself. With the increasing yields, the income improves continuously. The fazenda is farmed organically, totally without artificial fertilizers and chemical sprays. The transports are carried out with their own mules.

The seringa (rubber plantation) is old but provides a good income for a serin-gueiro (rubber cutter).

Both the dried cocoa and the gum are picked up by the buyers at the fazenda.

The fazenda is managed and can be taken over immediately. In addition, the buyer buys the existing company that owns this property. Thus, the real estate transfer tax does not apply and the buyer takes over all concessions and contracts.

Everything is there to operate the cocoa and rubber plantation. The restaurant can, but does not necessarily have to, continue to operate.

Depending on the agreement with car Toyota 4x4 and motor boat aluminum with 40 HP engine Yamaha.

The mansion stands in one of the most beautiful spots in Ilheus, with views of the Santana and Cachuera rivers, the city and the sea.

It is possible to pay the purchase price in whole or in part in Europe.

If desired, an online visit is possible.

## **Κοινά**

Μέγεθος αυλής:

750000 τ.μ

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

13131-K

