



## Rural Hotel 5\* Stars with Approved Project, Marco Canaveses, Porto



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 550,000

### Location

Pays:	Portugal
État/Région/Province:	Porto
Ville:	Marco de Canaveses
Adresse:	Bem Viver
Soumis:	30/04/2024

### Description:

Rural Hotel 5\* Stars with Approved Project, Marco Canaveses, Porto

3 Adjacent Lots for Sale in the Douro Valley with Projects Approved for Construction: -  
5 Star Rural Hotel with 15 Suites - Luxury Villa with  
4 Bedrooms  
- Luxury Villa with 2 Bedrooms



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All with sublime direct views of the Douro River, with a magnificent solar orientation.

LOT 1: Hotel Rural 5\* Stars "Quinta da Piela" Main Building: -12 Suites- Restaurant- Bar- Games room library with fireplace-

Wine tasting room Meeting room with fireplace-  
Heated outdoor pool-  
Fully equipped gym-  
Indoor spa with steam bath and massage room-  
Indoor heated pool-  
Parking

Casa Verde:

- Detached luxury villa with 2 bedrooms
- Private pool with direct view of the Douro River- Total privacy, between the main building and the Douro River- Access to all the facilities of the Hotel

Casa Aguardente:-

- Detached luxury villa with 1 bedroom-
- Private pool with direct view over the Douro River-
- Total privacy-
- Greater proximity to the Douro River
- Access to all the facilities of the Hotel

\*The Hotel also has a private river beach and a small port for those who come by boat. LOT 2: Luxury Villa with 4 bedrooms "

Casa da Figueira" -

- 457m<sup>2</sup> of construction area-
- Land with 5.754m<sup>2</sup>-
- Villa with 2 floors
- 4 bedrooms, elevator, music studio gym, office, laundry, pantry, storage-
- Garage for 2 cars
- Heated pool, BBQ, wood oven, fruit trees, vegetable garden, garden of aromatic herbs and spices

LOT 3: Luxury Villa with 2 bedrooms "Casa Esconderijo" -



219m2 of construction area-  
978m2 of land-  
Villa with 2 floors-  
2 bedrooms-  
Kitchen -  
Living room -  
Swimming pool -  
Parking for 8 cars

#### Location:

One hour 60km from the center of Porto and Francisco Sá Carneiro Airport -  
Easy access by road

- Access to the river through a beautiful boat ride of 1h30 from the center of Porto directly to the hotel anchorage- Direct access to the river: boat cruises at sunset, tours to the wineries of the Alto Douro
- Completely isolated and quiet... However, only 4 km from the village of Alpendorada, with all the services available: schools, police, pharmacies, supermarkets, etc.
- REF: 479 - Terreno com 4.7 hectares, 300

#### Commun

Chambres:	15
Pied carré fini:	1589 m <sup>2</sup>
Dimesions du lot:	46600 m <sup>2</sup>

#### Lease terms

Date Available:

#### Contact information

IMLIX ID: 479 - Terreno com 4.7 hectares, 300

