



## Country House with Land of 4.500m<sup>2</sup>, Ovil, Queimada, Baião



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 142,787.93

### Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	Porto
Città:	Baião
Indirizzo:	Campelo e Ovil
Publicato:	28/05/2024

### Descrizione:

Stone Country House of 200m<sup>2</sup> for reconstruction with land of 4,500m<sup>2</sup>, located in Ovil Queimada, municipality of Baião, this property consists of an urban article and a rustic article with the following characteristics:

- | Urban Article |
- Total land area: 400m<sup>2</sup>
- Total built area: 200 m<sup>2</sup>



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- Building implantation area: 200m<sup>2</sup>

Consisting of 2 floors: ground floor and 1st floor

Ground floor with: a wine cellar and a large storage room

1st floor with: house with two bedrooms, living room, rustic kitchen

Rustic stone house with traditional wooden roof and tile in good condition

It has a water well

| Rustic Article |

- Total area: 4.520 m<sup>2</sup>

- Description: Cultivation with grapevines in branches, fruit trees and pasture.

This property is located in Queimada, a small and quiet village in the parish of Ovil in the municipality of Baião, Porto.

They have excellent sun exposure and unobstructed views, ideal for a second home or developing your own Rural Tourism project with capacity for agricultural and tourist exploitation.

This region of the Alto Douro Wine Region is known for its gastronomic, cultural and natural richness.

Nearby Landmarks:

64 m from the Chapel of St. James, Queimada (6 min. walk)

270 m from the center of Queimada (3 min. walk)

700 m from the access to the N321 road (1 min. by car)

3.5 km from Ovil (6 min. drive)

76.9 km from Porto (1h15 min. by car)

- REF: 548 - Casa Campo com Terreno, Baião

Nuovo: No

Condizione: Must be reformed

## Comune

Bagni: 1

Finito piedi quadrati: 200 mq

Dimensione del lotto: 4500 mq

## Lease terms

Date Available:

## Contact information

IMLIX ID: 548 - Casa Campo com Terreno, Baião



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