



## Small farm with independent stone house for restoration with well water



### Agent Info

Name:	ComprarCasa Valença
Company Name:	ComprarCasa Valença
Country:	Portugal
Experience since:	2004
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+351 (251) 804-000
Languages:	English, Portuguese
Website:	<a href="https://www.comprarcasa.pt/valenca">https://www.comprarcasa.pt/valenca</a>

### Listing details

Property for:	Sale
Price:	EUR 140,000

### Location

Country:	Portugal
State/Region/Province:	Viana do Castelo
City:	Valença
Address:	Cerdal
Posted:	Jun 25, 2014

### Description:

This small farm has unique characteristics and offers a stone house for restoration, stone outbuildings with access to well water and a plot of land measuring around 1,294m<sup>2</sup>.

The property consists of 2 floors, with the 1st floor being used for housing. Here, you will find a traditional kitchen and outbuildings, as well as land with several fruit trees.

Located in a quiet area and close to the Camino de Santiago, this property benefits from excellent sun exposure and stunning views of the city.

With great potential, this is an opportunity that you cannot pass up. The price is negotiable, making it even more attractive for those looking for a property with character and customization possibilities.

Don't miss this opportunity and schedule your visit today to discover all the potential that this unique farm has to offer.

The Parish of Cerdal, with a very marked mountain component, occupies an area of about 2086 ha, being therefore the largest of the Municipality of Valença to which it belongs, and is approximately seven kilometers from the village of Valença, the seat of the municipality.

Its limits are established as follows: to the north, the parishes of Aaron and Gandra. To the south, the parishes of Fontoura and Ferreira (this one of the Municipality of Paredes de Coura). The Spring, the



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parishes of Taião and Porreiras (also this one of the Municipality of Paredes de Coura). The West, the Parish of S. Pedro da Torre.

Its main places are: Pedreira, Mira, Bogim, Vilar, Alderete, Gondim, Igreja, Bade, Gondelim, Bacelar, Gosende, Tarouba and Passos.

To speak of Cerdal and not to mention your fair in Largo de S. Bento, is to omit one of its greatest attractions, since this fair is visited by customers from all over the country and abroad, with special emphasis on friends in Galicia. Especially the Feira dos Santos on November 1st, which is part of the traditions of Alto-Minho.

Other important references are the excellent landscapes that can be seen from their highest places over the Minho valley.

- REF: 331/Q/00051

New:	No
Condition:	Must be reformed
Built:	1937

### **Common**

Bedrooms:	3
Bathrooms:	1
Finished sq. ft.:	120 sq m
Lot Size:	1294 sq m

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: 331/Q/00051

