



## RESTAURANT IN HERDADE FOR EVENTS AND RURAL TOURISM - RIODADES - S. J. PESQUEIRA - VISEU



### Agent Info

Name: Mário Cardoso  
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 Country: Portugal  
 Experience since:  
 Service Type: Selling a Property  
 Specialties:  
 Property Type: Apartments  
 Phone:  
 Languages: Portuguese  
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### Listing details

Property for: Sale  
 Price: EUR 550,000

### Location

Country: Portugal  
 State/Region/Province: Viseu  
 City: Sao Joao da Pesqueira  
 Address: Riodades  
 Posted: Apr 27, 2024

### Description:

Farm for Rural Tourism, and Events, with restaurant and swimming pool, located in Riodades, in São João da Pesqueira - Viseu

Farm with 41.930m2,

Composed of 4 buildings, implemented in an urban area with 1,902.8 m2, contiguous to a rustic area of about 40,000 m2.

Property located in Riodades, Municipality of São João da Pesqueira, District of Viseu.

About 15 minutes from the River Beach of Ponte da Vila and the Távora Walkways, where it is possible to enjoy the Távora River and the Vilar Dam, and the other nearby river beaches, with unique landscapes and framed with the mountains and countryside.

Possibility of expansion to campsite or glamping.

===== About the 4 Buildings =====



## Housing - Energy Class A+

Large rooms

==== 1st Floor ====

Living room with fireplace

Kitchen

Pantry

Suite (WC with bathtub)

2 Bedrooms

Full bathroom

Hall and corridor

==== 2nd Floor ====

2 bedrooms with windows to mountain landscape,

1 office,

3 bedrooms with velux windows,

TOILET

The villa has central heating with wood burning boiler system, solar panels and double glazed windows.

Garage for 2 cars

==== Tourist Building 1 - Suites ====

Composed by:

5 Suites with 27m<sup>2</sup>

Equipped with 1 double bed, plus two and a half beds

Independent access to the outside

Double glazed windows

Central Heating

==== Tourist Building 2 - 1 Bedroom Apartment ====

1 bedroom apartment with 60 m<sup>2</sup> fully equipped,

1 double bed,

It has a partition, and an area with another bed,

Living room with sofa bed.

Equipped kitchenette

TOILET

==== Restaurant + Café Building - 500m<sup>2</sup> ====

Restaurant - Capacity for 70 seats

Cafe - Capacity for 30 seats

Industrial kitchen, fully equipped



Dishwasher  
2 bathrooms for staff  
2 bathrooms for guests  
Large warehouse

Terrace with terraces with views  
Changing rooms for users of the two swimming pools

Outdoor Space - Leisure and Event Organization

Garden with extensive lawn area  
Small chapel and space for weddings and christenings  
Patio with covered part where there is a wood oven and grill

=== 3 Swimming Pools ===

Large Swimming Pool 12x6mts  
Medium swimming pool (next to the villa and accommodation suites)  
Children's pool

--- All the buildings are very well maintained, including all the roofs were replaced two years ago. ---

=== Support and Complementary Structures ===

Laundry  
Parking inside the property (next to the restaurant)  
House of the 2nd wood-fired oven  
Living room with fireplace for smokers  
Collections  
Capoeiras  
Kennel with 6 Boxes

Propane Gas Tank with 2000 L buried, to supply to all buildings.

Organic vegetable garden area

Automatic irrigation pump with water from wells and artesian borehole

===Communications===

Fiber Optic Internet Connection

===Sewage and Water===

connected to the municipal network.

===Fruit trees===

111 olive trees  
30 almond trees



- 16 walnut trees
- 12 cherry trees
- 3 loquat trees
- 2 peach trees
- Quince Trees
- Strawberry trees
- Laurels
- Oaks
- Pine forest...

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- REF: UR-130-SJP C [IN-01]

New: No  
 Built: 1997

**Common**

Bedrooms: 13  
 Bathrooms: 12  
 Finished sq. ft.: 950 sq m  
 Lot Size: 1902,8 sq m

**Lease terms**

Date Available:

**Contact information**

IMLIX ID: UR-130-SJP C [IN-01]



IMLIX

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