



Farm 420 hectares with waterfall - BRA11TOCA



Agent Info

Name: Olivier Nachbagauer
Email: info@efg-immo.com
Company: EfG Consulting
Name:
Country: Germany
Experience since: 1999
Service Type: Selling a Property, Buying a Property
Specialties: Buyer's Agent, Listing Agent, Consulting, Other
Property Type: Apartments, Houses, Commercial Property, Land lot, Agriculture, Other
Phone: +49 (171) 383-2003
Languages: English, German
Website: <https://www.efg-immo.com>

Listing details

Property for: Sale
Price: BRL 5,500,000

Location

Country: Brazil
Address: Region Sudeste
Posted: Dec 28, 2023

Description:

Brazil property farm for sale: fantastic fazenda with a large waterfall and 420 hectares buy and emigrate!

Unique opportunity!

A property like this is not easy to find. Behind the house you can admire your waterfall every day. A magnificent view makes you happy every day.

A farm with around 420 hectares and yet only 15 minutes from the city center of Cachoeiras de Macacu is truly unique. Do not miss this opportunity!

This property is reached via a gravel road, which begins in the north of the town of Cachoeiras. After about 3 km you reach a mountain stream and then you find yourself in the farm, which is like a national park.

This property of approximately 420 hectares has been owned by a very respected family in this region since 1982. Due to certain circumstances it is now being sold.



There is an impressive waterfall 300 meters from the house. The water flows down from the tropical forest into the valley. The river is used to fill the swimming pool. You can also use a large chlorine-free pool to refresh yourself or swim directly at the waterfalls.

Two rivers flow through the property. The sources of the streams are on their own land and are therefore free from any pollution.

There are more than 10 sources of crystal clear drinking water that would be suitable for bottling mineral water.

It is possible to keep around 150 cows, which guarantee you a nice income.

In the mountains surrounding the farm there are meadows, forests and a granite deposit that could be used commercially for around 10 years.

In the months from May to September you feel like you are in the Alps. Nevertheless, you can find the tropical fruits coconut and cocoa in this farm.

The location is unique. The Toca de Onca region, where the fazenda is located, is located above Cachoeiras de Macacu and is about 5 degrees cooler than the temperatures in the city, which is a big advantage in the summer months.

There are several buildings on the property (main house, guest house, house for parties and relaxation, houses for caretakers, chicken coop, garage and machine house, barbecue area). However, all buildings are in serious need of renovation. It is worth considering whether a new construction of the entire facility would be beneficial.

There is also a football field and two lakes on the territory of the fazenda.

There are no building regulations in Brazil. Therefore, it is up to you which buildings you build on your property.

Purchase price: BRL 5,500,000

Common

Lot Size: 4200000 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: BRA11TOCA

