



## Excellent Plot of land for sale in Pinheirinho Coimbra



### Agent Info

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### Listing details

Property for: Sale  
 Price: EUR 495,000

### Location

Country: Portugal  
 Address: Casal do Abade  
 ZIP code: 3305-119  
 Posted: Aug 09, 2024

Description:  
 Excellent Plot of land for sale in Pinheirinho Coimbra Portugal

Esales Property ID: es5554259

Property Location

Rua Principal

Coimbra State/Province Oliveria Do Hosital

3400 Country

Portugal

Lourosa

Property Details



## Unspoiled Potential: A Development Opportunity in Picturesque Pinheirinho

Nestled amidst the rolling hills of Portugal's Coimbra district lies a remarkable opportunity for development – a 4.4-acre land parcel in Pinheirinho, Oliveira do Hospital. This idyllic location, boasting breathtaking scenery and convenient access to amenities, presents a blank canvas for creating a haven of tranquility or a vibrant community hub.

### A Prime Location for Development:

Pinheirinho offers the perfect blend of seclusion and accessibility. Situated at coordinates 40°18'38.1"N 7°58'18.9"W, the land is conveniently close to the charming village itself, where you'll find the welcoming Yellow House (Casa Amarel) – a haven for travelers seeking a peaceful escape (<https://yellowhouse.pt/>). Guests have consistently praised the area's tranquility, making it an ideal location for those seeking a respite from the bustle of city life.

The land's potential for development is further enhanced by its proximity to essential amenities. Just a short five-minute drive away lies the highly-rated George and Dragon Pub, a popular spot for locals and visitors alike (<https://maps.app.goo.gl/f2PT1ahyESbdgVEU6>). The town of Oliveira do Hospital, boasting essential amenities like supermarkets and a gym, is a mere 23-minute drive, ensuring residents have everything they need close at hand. For a wider selection of shopping options, a large shopping mall awaits just one hour away. Even the vibrant capital city of Lisbon is within easy reach, a convenient two-hour and 40-minute drive by car.

### A Site Ready for Development:

The land itself offers a developer's dream – a blank canvas prepared for construction. Equipped with vital urban infrastructure such as road access, electricity, water supply, and telecommunications, the transition from vision to reality becomes seamless. No concerns about flooding here; the land boasts ideal conditions for construction, allowing for a smooth development process.

### Development Potential with a Focus on Sustainability:

While past planning permission for up to 13 three-storey houses on individual plots (ranging from 180 square meters in size) has expired, it serves as a strong testament to the land's viability for development. This prior approval, granted by the local municipality after thorough examination, underscores the land's suitability for construction projects.

Looking towards the future, this development opportunity presents an exciting chance to create a sustainable community that blends seamlessly with the surrounding natural beauty. Imagine eco-friendly homes nestled amidst verdant landscapes, promoting a healthy lifestyle for residents. Perhaps a charming central plaza could foster a sense of community, while walking paths and green spaces encourage outdoor living.

### Invest in Your Vision:



This prime piece of land offers a rare opportunity to shape the future of Pinheirinho. Whether your vision is a collection of luxury villas, a vibrant community of homes, or a mixed-use development, this 4.4-acre parcel provides the perfect foundation for your dream project.

## About the Area

Pinheirinho, a serene village nestled within the municipality of Oliveira do Hospital, offers a glimpse into the authentic heart of Portugal. Surrounded by rolling hills and verdant landscapes, it presents a tranquil escape from the hustle and bustle of modern life. The village exudes a timeless charm, with its traditional stone houses and a warm, welcoming atmosphere.

Life in Pinheirinho follows a gentle rhythm, where days are marked by the changing seasons and the rhythms of nature. The local community is known for its friendliness and hospitality, fostering a strong sense of belonging. While the village may be small, it offers a genuine sense of community and a peaceful environment for residents and visitors alike.

Despite its rural setting, Pinheirinho is well-connected to the surrounding area. Oliveira do Hospital, the nearest town, provides essential amenities and services, ensuring that residents have access to modern conveniences without sacrificing the tranquility of village life. The region offers a rich tapestry of cultural experiences, from historical landmarks to outdoor adventures, making it an ideal base for exploring the beauty of central Portugal.

For those seeking a slower pace of life and a connection to nature, Pinheirinho offers an idyllic retreat. With its stunning scenery, friendly community, and convenient location, this charming village presents an opportunity to experience the true essence of Portugal.

## Main Features

- \* 17806 m2 of land for development
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

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### **Common**

Lot Size: 17806 sq m

### **Lease terms**

Date Available:

### **Additional information**

Virtual tour URL: [https://www.youtube.com/embed/gR2fA7sYeWk?version=3&rel=1&showsearch=0&showinfo=1&iv\\_1](https://www.youtube.com/embed/gR2fA7sYeWk?version=3&rel=1&showsearch=0&showinfo=1&iv_1)



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