



## Beautiful plot with a tourist project in the hills of Castelo de Vide



### Informações do Revendedor

Name:	Cesar de Brito
Nome da Empresa:	DE BRITO Properties
País:	Portugal
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	Portuguese
Website:	

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 195,858.63

### Localização

Country:	Portugal
State/Region/Province:	Portalegre
Cidade:	Castelo de Vide
Adicionado:	09/07/2024

#### Informação adicional:

This property is located within the São Mamede Natural Park, highly appreciated for its relative freshness and its characteristic landscape of hills and indigenous forests. It includes approximately 7 hectares and a house in ruin. Access is via a dirt road of approximately 500 meters which serves other two houses, one being occupied.

On the left side of the dirt path, we find part of the land of approximately 1.2 hectares, relatively flat, intended for pastures with a few oaks and olive trees.

At the end of the path, there is an old open air water deposit on the left and a borehole on the right. There is also a well nearby and plenty of water underground.

On the right side of the path, there is the part of the land that is slightly sloping and has few trees up to the existing ruin. It is two storey a house of 124 m<sup>2</sup> of gross area, including the old bread oven, and an agricultural outbuilding of 65 m<sup>2</sup>. There is an old road to access it.

A project to reconstruct the ruin into a house for private use of 170 m<sup>2</sup>, has been approved in 2019 and will have to be resubmitted in order to obtain a building license if desired.

From the ruin, we enter a dense forest on a climbing slope. This part goes down to the left until a small



river and up again over another hill. These sloping parts of the land are populated mainly by oak trees and represent the main part of the property. There are also chestnut trees, olive trees and some pine trees and fruit trees.

There is a tourism project in a pre-authorization phase at the town hall for building 470 m<sup>2</sup>. The town hall encourages touristic projects in this very attractive region. Access to the city's electricity network is very close.

The existing constructions, as well as those planned in the various projects already submitted, benefit from a magnificent view and most of the land is oriented towards the sun set. The land is inserted in an enchanting landscape where silence reigns.

The property is located very close to the Spanish border, 10 minutes drive from the medieval town of Marvão and 5 minutes from Castelo de Vide, a lively little town which has supermarkets and all kind of services (school, health center, etc), and 30 minutes away from the large town of Portalegre. - REF: ED041

## **Comum**

Pés quadrados acabados: 189 m<sup>2</sup>  
Tamanho do lote: 71000 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: ED041

