



## Country House with Land of 4.500m<sup>2</sup>, Ovil, Queimada, Baião



### Emlakçı Bilgisi

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### İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 130,000

### Konum

Ülke:	Portugal
Eyalet/Bölge/ Şehir:	Porto
Şehir/İlçe:	Baião
Adres:	Campelo e Ovil
Yayınlandı:	28.05.2024

### Açıklama:

Stone Country House of 200m<sup>2</sup> for reconstruction with land of 4,500m<sup>2</sup>, located in Ovil Queimada, municipality of Baião, this property consists of an urban article and a rustic article with the following characteristics:

#### | Urban Article |

- Total land area: 400m<sup>2</sup>
- Total built area: 200 m<sup>2</sup>
- Building implantation area: 200m<sup>2</sup>



Consisting of 2 floors: ground floor and 1st floor  
Ground floor with: a wine cellar and a large storage room  
1st floor with: house with two bedrooms, living room, rustic kitchen  
Rustic stone house with traditional wooden roof and tile in good condition  
It has a water well

## | Rustic Article |

- Total area: 4.520 m<sup>2</sup>
- Description: Cultivation with grapevines in branches, fruit trees and pasture.

This property is located in Queimada, a small and quiet village in the parish of Ovil in the municipality of Baião, Porto.

They have excellent sun exposure and unobstructed views, ideal for a second home or developing your own Rural Tourism project with capacity for agricultural and tourist exploitation.

This region of the Alto Douro Wine Region is known for its gastronomic, cultural and natural richness.

## Nearby Landmarks:

- 64 m from the Chapel of St. James, Queimada (6 min. walk)
- 270 m from the center of Queimada (3 min. walk)
- 700 m from the access to the N321 road (1 min. by car)
- 3.5 km from Ovil (6 min. drive)
- 76.9 km from Porto (1h15 min. by car)
- REF: 548 - Casa Campo com Terreno, Baião

Yeni: Hayır  
Durum: Must be reformed

## Genel Bilgiler

Banyo: 1  
Bitmiş metrekare: 200 m<sup>2</sup>  
Arazi Büyüklüğü: 4500 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: 548 - Casa Campo com Terreno, Baião



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