

An exciting project for rebuilding a 3-bedroomed family home with 3 independent dwellings, suitable for Rural Tourism, situated close to Ferreira do Zezere.



Reference Id	Area Build	Land Size	Price	Bedrooms	Bathrooms
S-1340	320 M²	11200 M²	€75,000	3	2

This property is in a beautiful and peaceful area under 10 minutes from Ferreira do Zezere and a short drive to the nearest river beaches.

The building license has already been approved, meaning you can get on and start this project without having to wait for licensing, on the property exterior there can not be alterations, on the interior minor changes could be made.

Main Property.

The main property consists of three en-suite bedrooms with a large open-plan dining/living area with a door leading out to an outdoor seating area.

- 3 en-suite bedrooms
- Open plan Kitchen/lounge/dining area.

The 3 independent dwellings are planned to be an independent breakfast room, an office, and a relaxation room/ gym; all of these units have bathrooms and bedrooms and the project is licensed as a Rural Tourism Project so these buildings can also offer a business opportunity.

Annex 2; is around 36 square meters

- Open plan Kitchen/lounge/dining area.
- Bathroom
- Bedroom

Annex 3; is around 38 square meters

- Kitchen
- Bathroom
- Large office area leading to the outside seating area.

Annex 4; is around 41 square meters

- Kitchen
- Bathroom
- Gym
- Outside seating area and Jacuzzi.

The property has a total land area of 11'200.00m², the land is mainly terraced, though it has an extensive flat section at the bottom. The top of the land overlooks the hills, whereas the lower terraces have lovely views over the property and the forest next to the ground and hills to the side.

The house was built before 1950 and was well known in the village as accommodation for laborers who harvested the olives off this land and others in the area.

The house and two of the three annexes are made of old stones but currently ruined.

The remaining annexe is part old stone, part brick, and in a better condition and would make a great starting point. A quick renovation would mean that you could live there while building the main house.

The road access to the property is good, and you could also put a caravan or motorhome on the land.

Electricity can quickly be reconnected, as connections and an excellent mobile phone cover exist.

Mains water is nearby, so the connection is also simple.

However, plenty of water is supplied through three wells, a borehole, and a large lagoon fed by a mine (which currently needs cleaning to make the water flow again).

The lagoon would make an excellent natural swimming pond.

To the side and bottom of the land, there is a water line that forms a small stream in the rainy season but is currently dry.

The land is very fertile, with a wild variety of wildflowers that would cover the entire property if allowed to grow. The land has recently been 'cleaned'.

The olive trees produce lovely olive oil, and the orange and mandarin trees bear juicy fruits.

Other fruit trees include nespera, figs, plum, peach, pear, and cherry.

There is one neighbour near but not overlooking the property.

The area is quiet and surrounded by nature, but some other houses are nearby, so you don't feel isolated.

This property represents a rare opportunity to purchase, at a reasonable price, a property in an excellent location that offers the potential of both a business and a home; or simply a family home with facilities for guests and independent offices, ideal for remote workers; with the building project already approved, which is a significant bonus.

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