

# Unique Agro-Tourism Farm with Historic Watermill & Restoration Potential



Reference Id	Area Build	Land Size	Price	Bedrooms	Bathrooms
S-1394	500 M²	9500 M²	€300,000	5	3

Immerse yourself in the beauty of nature and history with this exceptional 8,236m² off-grid farm, nestled in a lush, fertile valley in Vila Facaia, Pedrógão Grande. This extraordinary property offers the perfect canvas for agro-tourism, sustainable living, or a tranquil rural retreat. With its unique blend of historic charm and modern potential, this is an investment opportunity like no other.

## Property Highlights:

### 1. Main House:

A comfortable two-bedroom home with a kitchen, living room, bathroom, and storage spaces. Ready to move in or customize to your vision.

### 2. Second House:

A cozy single-story dwelling featuring an open-plan kitchen and living area, one bedroom, and a bathroom—perfect for hosting guests or creating a serene escape.

### 3. Third House:

A two-story building full of character, waiting to be restored. Imagine transforming it into additional guest accommodations or an inspiring activity space.

#### 4. Fourth House:

A charming old stone house currently used as a sheep pen, offering great potential for conversion into a unique living space.

#### 5. Fifth House:

A piece of history with a ruined two-story building and an ancient chapel. These unregistered structures hold significant heritage value, making their restoration a rewarding endeavor.

---

### Unique Features That Set This Property Apart:

#### Historic Watermill:

A functional corn and cereal mill powered by a private stream—an enchanting feature ready for restoration into a centerpiece attraction or eco-friendly asset.

#### Fertile Agricultural Land:

Cultivate your dreams with land teeming with fruit trees like cherry, peach, and olive. The property's efficient irrigation system, fed by a traditional levada, ensures year-round productivity.

#### Stream & Levada System:

A natural water channel flows gracefully through the property, enhancing both its utility and aesthetic appeal.

#### Historic Charm:

The remains of a centuries-old chapel and storage buildings evoke a sense of timelessness, waiting to be revitalized into something extraordinary.

---

### Location Benefits:

- **Convenient Access:** Only 30 minutes from Coimbra and 1 hour 40 minutes from Lisbon or Porto.
  - **Natural Beauty:** Close to some of Portugal's most stunning river beaches, including Rocas, Poço Corga, and Fragas de São Simão.
- 

### Who Is This Property For?

This farm is perfect for visionaries seeking:

- A thriving **agro-tourism retreat** that blends sustainability with luxury.
- A peaceful **off-grid lifestyle** amidst Portugal's breathtaking countryside.
- A **creative restoration project** with the opportunity to preserve and celebrate local history.

With its idyllic location, historic elements, and versatile potential, this property invites you to dream big and make your mark.

---

### ? Don't Miss This Opportunity!

Contact us today to schedule a visit and unlock the boundless possibilities of this rare gem.