



Alvorninha - Villa



 **4** Bedrooms
  **3** Bathrooms
  **950** Area (m²)
  **5000** Land Area (m²)
  Garage
 185 000 € (EUR €)

Quinta de São Mateus - APPROVED PROJECT for total renovation

QUINTA DE SÃO MATEUS

This large property with 3918 m² of land, offers versatility for the construction of a family villa with a garden and the possibility of achieving an extra financial return if you choose to do an agronomical exploration of the property.

You can also consider creating a local accommodation, focusing on contact with nature and breathing this clean air.

The property has a favourable opinion to access the financial instruments of urban rehabilitation and revitalization, resulting in tax benefits and access to a credit line with advantageous conditions and a grace period that can go up to 10 years.

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Alameda da Fonte Velha, 43 - Lote EA 14 - C1 1º Dto. - Quinta da Beloura
AMI 15258

¹ (Call to national fixed network) | ² (Call to national mobile network)



The architectural project for the rehabilitation of the property is approved, according to an opinion issued by the City Council of Caldas da Rainha.

The design of the specialities is already delivered at CMCR and is under consideration.

The property has active electricity and water supplies.

The approved architectural project, included in the sale value, considers:

- On the ground floor: 3 suites, one of them for people with reduced mobility, thought to function as local accommodation since they all have direct access to the outside. 1 warehouse that can function as a garage, but it can also be used for holding events. There are also 2 more rooms that can be laundry and others.
- On the 1st floor: 2 bedrooms (1 is identified as an office), 1 toilet, living room/dining room/kitchen in open space concept, with access to a nice terrace.
- The attic was considered in the stability project and may be considered for future use.

THIS IS A UNIQUE OPPORTUNITY!

Call me and schedule a visit.

License of Use: Exempt from having been built before the entry into force of the General Building and Urbanization Regime of 7 August 1951.

Property Features

- Proximity: Open field
- Garage
- Floors: 2
- Basement
- Views: Countryside views
- Terrace
- Built year: 1937
- Wine cellar
- Storage / utility room
- Energetic certification: F

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