

VDR0039 Vale de Urra Terrain



Key Features

Location	Vila de Rei	House M ²	Up to 550m ² possible
Type	Terrain Agricultural	Land M ²	2.75 Hectare
		Well / Water	Yes
Energy Rating	NA		

Description:

The terrain is set on the outskirts of a village and is situated in close proximity to the numerous award-winning river beaches the area has to offer, as well as many trail walks and other outdoor activities that can be found in the region. It is within easy road access of Vila de Rei and the surrounding towns where local amenities can be found. Major road networks are close by, being equidistant serving Lisbon, Oporto and the Spanish borders.

This terrain has many features to offer the purchaser, set in 2.75 hectares of land, with stunning views over the rolling hill side. Located in the municipality of Vila de Rei and bordering the county line with Santerém, the plot is well served with two entrance points to the terrain, off the main roads that pass through the nearby village.

At the bottom part of the terrain, which sits in a secluded preservation area, a stone walled area where a natural water well can be found. This portion of the terrain would be ideally suited for cultivation and may well be used for agricultural purposes.

At the tops of the terrain to the left of the second entrance road, several mature olive trees can be found.

It is understood the current owners have enquired about planning permission and this would likely be granted on the upper part of the terrain, for the construction of a habitable dwelling (up to 550m²), subject to project submission and approval by the local Camara.

Currently there are no mains electricity, or water supplied to the terrain, but could be installed if required at a later date. The terrain would possibly suit someone looking for an off-grid lifestyle, or a buyer looking for rural land to build (subject to planning approval by the local Camara) and to create a small holding (Quinta) environment.

For €39,000 you get a lot of land for your money.... That offers any buyer the opportunity to move into this sort after municipality.

For full details please contact our sales office either in person, or by calling **Maria on +351 963 850 223 (PT/EN) or Phil on +44 7501 271 059 / 938 599 579 (EN)**, or visiting our website www.picotovdr.com