



Picoto

20100 - AMI

Imobiliária & Relocation Consultants

Reasons to move to Central Portugal (Vila de Rei) for Prospective Buyers/Relocators

1. Vila de Rei is a small town located within a km of the Geographic Centre-point of Portugal surrounded by beautifully positioned villages situated amongst stunning scenery and panoramic views of forestry made up of eucalyptus, pine, cork, mimosa and many more trees.
2. The N2 (National 2 road) a road that brings us together, 1 country 739.26 km, 11 districts and 35 Boroughs, 11 mountains and 13 Rivers, one experience to fully enjoy exploring. Why not pick up a yellow N2 passport and set about exploring this famous road which runs from the town of Chaves in the North and goes all the way through the Centre of Portugal. On this routeyou will be given the opportunity to visit some of the most beautiful towns and villages, with so much to offer from award winning wines, scenery, architecture, history, castles, vineyards, local markets, honey, olive oil, the list is endless. You can have your N2 passport stamped at specific points along the N2 making sure you don't miss anything wonderful about this route. Your final destination on this trip of discovery and amazing experience you will end up in Faro situated in the famous Algarve, where there are amazing beaches and tourist points.
3. Vila de Rei has some stunning Praias Fluviais (River Beaches) starting with the famous

Penedo Furado

Situated just off the N2 7.7km from Vila de Rei and is surrounded by the most stunning scenery, clear water, cafe, WC/shower facilities, outside bbq areas, picnic tables, camping facilities. One of the other amazing features of the River Beach is the famous Walkways which take you through stunning views, scenery and finally leading you to a stunning waterfall hidden away where you can take a dip in the clear water and enjoy the peace and tranquility this place has to offer.

Bostelim

Situated between the Parish of Fundada and Sao Joao do Peso and only 10km from Vila de Rei and just off the N2, awarded the Blue Flag due to its accessibility and peaceful surroundings where nature is so inspiring and welcoming. There are camping facilities, a cafe, WC/shower facilities, 9.5km trail around the River Beach where you can explore the stunning scenery and views. The perfect place to cool off in the heat of the Summer.

Pego das Cancelas

If you are looking for total peace and quiet amongst beautiful forestry, then this is your perfect location. This River Beach is set a good distance from villages and town and is total peace with nature, with good access and parking, a well-run cafe where they offer a selection of vegan inspired snacks such as toasties, salads and much more... There is a picnic area should you wish to enjoy some quality family time away from the hustle and bustle of day-to-day stuff. It falls under the Parish of Sao Joao do Peso and only 15km from Vila de Rei.

Fernandaires

Another Vila de Rei hidden gem, positioned amongst hills filled with succulent pine and eucalyptus trees. On your journey down to this beautiful River Beach you will have the opportunity to enjoy some spectacular panoramic views by stopping at a couple of easy to access viewpoints for that photo opportunity not to be missed and wow what a photo that will be of forestry and a winding aquamarine blue river. Fernandaires is a small village and offers camping

facility amongst nature, there is a cafe and WC/shower facilities, floating swimming pool and sandy beach areas to sit and relax soaking up some lovely sun during the summer months. If you love Wakeboarding, then this is your ideal location as there is the facility available to hire a wake board for the thrill seekers. Good parking and all-round beauty. All River Beaches are officially open (including cafes, wc/shower, wake board) from 15th of May to the 15th September and all have the support of qualified life guards available during the peak times. (see local council website for more information)

So we have covered a selection of stunning River Beaches and our National 2 road offering the experience of a lifetime, but Vila de Rei can offer you so much more...

Town of Vila de Rei -

Hotel Vila de Rei - situated on entry to the town and with the N2 on its doorstep, rooms, wifi, restaurant, bar, room service, safe and telephone (some of the facilities offered) www.hotelviladerei.com (CURRENTLY CLOSED FOR REFURB)

Villa Boutique - situated in the old part of the town, offering high quality rooms some with balconies to enjoy the beautiful views across this historic town, free wifi, turn down service, secure access and 24/7 support. Adjoining the Boutique is the Cobra Restaurant (same owners) offering a wide choice of dishes to suit all taste buds, fine wines, mouthwatering deserts and spectacular views from the main part of the Restaurant.

If staying in a hotel/boutique is not what you are looking for then there are various private owned AL's (rental properties) situated in beautiful villages with easy access to all amenities... take a look at [Quinta do Centro \(www.qdcvdr.com\)](http://www.qdcvdr.com), set in 2 hectare of land & surrounding forestry. Other are available can be accessed via the camara website (www.cm-viladerei.com)

There are numerous Restaurants offering a wide range of mouthwatering foods...

- **O Cobra** (more a la carte) situated in the old part of Town - Parking available
- **Tasquinha da Vila** (local dishes including some vegetarian) situated on the N2 - parking available.
- **Churrasqueira Central** (local grill/local) situated in the heart of the town - parking close by
- **Vila Pizza** - situated in the heart of the town by the local council offices - parking available.
- **Fifty Fifty** – situated in the heart of the old town an American Style diner – street side parking available.

Cafes:

- **Eurosol** - situated in the heart of the town - outside seating area with table service Imperio - situated in the heart of the town - outside seating area with table service
- **Doce Rei** - situated in the heart of the town - indoor seating only (also lottery point)
- **Red Qiosque** - situated near the hotel at the entry to town - parking available, table service (local waypoint), newsagent, tobacconist.
- **Tasca del rei** - situated on the N2 as part of the Galp Petrol Station/Meu Super - parking available, table service, wifi and small meals.
- **Ribeira da Vila** - situated just off the N2 and positioned by the public swimming pool/gym -parking available and a selection of meals available, outside picnic area available to the public without having to purchase from the café.
- **Fifty Fifty** – Situated in the heart of the old town of Vila de Rei, serving a range of traditional foods, homemade hamburgers, sandwiches etc... set in an American Dinner themed restaurant.

Just to mention a wide range of local amenities and services available:

- Pharmacy
- Local Health Center
- Taxis
- Butchers
- Fish Mongers
- Fruit and Vegetable Market on Sundays
- Florist
- 2 Barber shops
- Nail & Beauty Salons, health & wellness clinic
- Hairdressers
- Gift shops
- Fashion boutiques
- Seamstress
- Insurance Broker
- Electrical stores
- Agrilijas (including tools)
- Funeral Director
- Solicitors
- Dentist
- Optician
- Estate Agents/Relocation Consultants
- Architects
- Construction Firms
- Electricians
- Painters and Decorators
- Mechanics garages
- 2 supermarkets (Continente -Meu Super, Mini Preco)
- 2 mini markets (selling local produce amongst other goodies)
- Fire station
- Petrol Station
- Bakeries (door to door delivery available)
- Private Fruit owned Orchards selling good quality value for money fruit
- Aviary
- English-Portuguese/Portuguese-English translation Services (via [Picoto Imobilária](#))
- Selection of beautiful Trails for the trekking enthusiasts
- 2 Banks (Caixa Geral & Caixa Agricola)
- 3 Cashpoint machines
- Footwear store Jewellery/watch repair shop
- Tile shop
- Herbal store
- Blood test centers
- Cartorio (notary)
- Chinese bazaar
- Care homes
- Special Needs/Disabled UnitsNurseries
- Schools (infant, primary & secondary)
- Swimming lessons
- Outdoor activities (paddle boarding, trails, softball)
- Town Council
- Public Library
- Post Office

“So What Makes Vila de Rei So Perfect ?”

Ok so I hear you say “there is loads on offer but what makes Vila de Rei the perfect location” so I will give you some more information...

If you are looking for a peaceful, safe, historic area with so much potential then Vila de Rei is for you. Why?

Because the range of property available is outstanding, anything from a townhouse to a small or big “Quinta” (farm), fantastic value for money, some are already renovated and will only need some cosmetic touch ups, others are projects waiting to be turned into individually inspired homes. Prices range from €25,000 - €300,000 each has their own potential and depends on what your requirement list is...

So not only can you pick up a unique property, but you can decide if you want land, how much you need, do you want fruit trees, olive trees, vines, the choice believe it or not is available and at a suitable budget to fit. You will really be surprised with how much you can get in terms of size of property and land for a small budget and that is where Vale de Graca comes in to assist you with filtering through your requirements in terms of what is most important to you and to help you find that perfect property you can turn into your Dream/forever/holiday home.

At **Picoto Imobiliária** we are not just an Estate Agent, our goal and vision is to assist you with all that is necessary to make your relocation/property/project search and purchase go as smoothly and stress free as possible. This process starts with us working closely with you via video call or telephone/email to gather all the information given to us, by you, so we can set about narrowing down our search for you to properties that meet your requirements. Once here we have an Office in Vila de Rei where we can meet and use as a base, plus we can assist with finding a place for you to stay during your visit.

It does not end there, once you have selected the properties/land/projects you are interested in we will book the viewings at dates/times suitable for you and then should you find what you are looking for (which we are confident you will) we will be on hand to help with all aspects of purchase (working closely with an appointed solicitor) and any local Council appointments with the aid of our own translator (Maria). We would like to be your one point of call for all your requirements as we are able to offer this due to our local connection with Vila de Rei. Having resided here for many years Maria having been born here (but lived in UK all her life) before moving here for a better quality of life and fulfilling a dream of coming home... Phil having bought his “Quinta” some 17 years ago and making the move permanently 4 years ago to make the most of life and this beautiful location and close community feel.

Vila de Rei is that a close community, where not only do you have beautiful scenery, good value for money properties but you also have the support of the local Town Council through incentives, services but also people will go out of their way to help in any way they can and you will always feel welcome. This also applies if you are looking to set up a business, because the opportunities are here and there are many incentives available through projects via the Council to help you along the way. Plus if you are a family moving here then what better place to raise your children in, knowing at all times they are safe and because of the size of the town your children will adapt and settle in well due to the assistance and friendly connections made.

So, whether you are a couple, family, retired or simply looking for a holiday home, Vila de Rei could be for you...

We are also only 1hr 50mins from central Lisbon and Airport and close proximity to places like Coimbra, Tomar, Nazare, Castelo Branco, Ferreira do Zezere and more....