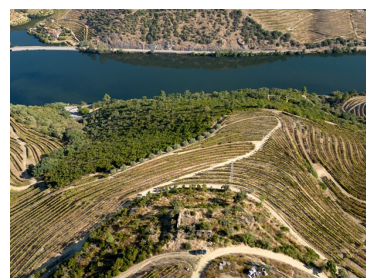





Vila Seca e Santo Adrião - Land



 **173**
Area (m²)

 **5550**
Land Area (m²)

295 000 €
(EUR €)

Land with a total area of 5.550,00m² - Alto Douro Wine Region - Between Régua and Pinhão

The former Quinta do Grilo is located in the Alto Douro Wine Region, classified as a World Heritage Site by UNESCO, with magnificent views over the River Douro and its slopes in front of Monte do Miradouro de São Leonardo de Galafura.

It is located in the middle of the stretch, approximately 25 kilometres between Régua and Pinhão, which are the only kilometres with a seafront, making it the most interesting place in the Alto-Douro.

The property is within easy reach of the Douro's waterfront, the EN222 and the town of Folgosa, which is on the riverbank and has a number of restaurants and an anchorage/marina. It is also close to the Vila Galé Douro Vineyards holiday resort, one of the most important in the Alto Douro.

Administrador

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AMI 20078

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



PROPERTY DETAILS:

The property is an urban item, has a total land area of 5,550.00m², and a public footpath all around.

The vineyards in front of this property are also currently for sale by their owner, should you be interested.

The property has the important added value of retaining the ruins of the old farmhouse, with a registered implantation area of 173.00m² and a registered ABC (gross construction area) of 173.00m². But in reality the existing GBA is 287 m².

This figure of 287 m² can be increased by a further 50 per cent in a licensing project to be submitted to Armamar Town Hall, if it is intended for leisure or tourism, i.e. the GBA could be increased to 430 m² in a project to be submitted to Armamar Town Hall.

It still has several important old walls supporting a panoramic terrace with 180° views.

Come and see this property, which offers a unique opportunity to build your holiday home and relax with stunning views over the River Douro.

+MISSION

To provide a service of excellence in the property market, contributing to the recognition and sustainable growth of the brand, to the well-being of our clients, finding the property solutions they are looking for.

+VISION

To make a difference in the property market, to be the real estate agency that best understands your needs when selling or buying and solves your problems with objectivity and simplicity.

+VALUES

Will and determination, seriousness, respect for people, transparency, trust, responsibility, honesty, ethics and commitment to our clients.

Property Features

- Views: Mountain views, River view
- Energetic certification: Exempt



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