



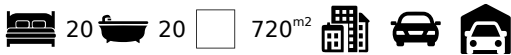
REDUCED



INVESTMENT OPPORTUNITY - Plot with approved project for the first hostel in central Ferragudo

PLOT IN FERRAGUDO

ref. **LE1279**
~~1.100.000€~~
875.000€



Location +

| | |
|--------------|-------------------|
| Town | Ferragudo |
| Parish | Ferragudo |
| Municipality | Lagoa, Faro |
| Region | Algarve (Central) |

Details +

| | |
|-----------|------------|
| Usage | Commercial |
| Type | Plot |
| Rooms | 21 |
| Bedrooms | 20 |
| Bathrooms | 20 |
| Floors | 3 |

Areas +

| | |
|-----------|--------|
| Plot Area | 720 m² |
|-----------|--------|

- Approved project
- 20 en-suite rooms with private terraces
- 60 beds
- Underground parking
- Plot 720m²
- Nearest beach 400m
- The price includes the plot and the approved project but not the construction of the building

Superbly located plot in the heart of Ferragudo with an approved project to construct a 3 story 20 bedroom hostel.

Ferragudo is a small attractive fishing town located on the mouth of the river Arade and has a close knit community of Portuguese and ex pats alike. Impressively, Ferragudo has managed to maintain much of its traditional charm, escaping the typical wholesale development that has invaded the Algarve coast line and surrounding towns. Consisting of typical whitewashed cottages, low rise buildings and a warren of cobbled streets. Located directly on the river front with many cafes, bars and restaurants where you can not only eat the catch of the day but watch it being unloaded. For such a small town there are many focal points including the church which sits



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Parking +

Underground Garage, Autom.
Garage Door, Parking outdoors

Living Room +

Lounge

Terrace +

Balcony/Terrace

Other Rooms +

Storage, Laundry, Pantry

Bedroom +

| | |
|-----------|---------------------------------------|
| Bedroom 1 | Ground Floor, 6, En-Suite, Terrace |
| Bedroom 2 | First Floor, 8, En- Suite, Terrace |
| Bedroom 3 | Second Floor, 6, En-Suite, Terrace |

Bathroom +

2 Family Bathrooms, Ground Floor

Water-Electricity-Drainage +

All mains

Windows +

Double glazing, PVC

Exterior +

BBQ

Views +

Town View

prominently on the top of the hill in the center of the town. The 16th century medieval castle, Castelo de Sao Joao located on Angrinha beach. and a cute little lighthouse also set the scene for this quaint, relaxed little town. Ferragudo also boasts an array of fine beaches ranging from small and sleepy to the aptly named, Praia Grande where you can partake in a number of water sports and activities.

The building consists of an underground garage with space for 11 cars and 5 storage rooms. The ground floor has two public WCs, a communal living room, laundry and service and storage areas, 6 individual en-suite bedrooms containing 3 beds, each having its own private terrace. The first floor consists of a further 8 individual en-suite bedrooms with private bathrooms and terraces. There is a further storage room and atrium on the roof.

Amenities

- 8 storage rooms
- Atrium
- Communal living room

Location

- Distance to sea 350m
- Nearest beach 400m
- Nearest golf 4km
- Distance from airport 66km
- Nearest school 1km
- Nearest town 100m



Vilamoura Head Office - ALGARVE:
Av. Vilamoura XXI, Sitio das Terras Ruivas, Loja B, Benfarras
GPS. 37° 6' 52.426" N - 8° 7' 4.576" W

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PHOTO GALLERY



Ferragudo



Pintadinho



Castle Praia Grande



Ferragudo



Ferragudo



Ferragudo



Ferragudo



Ferragudo



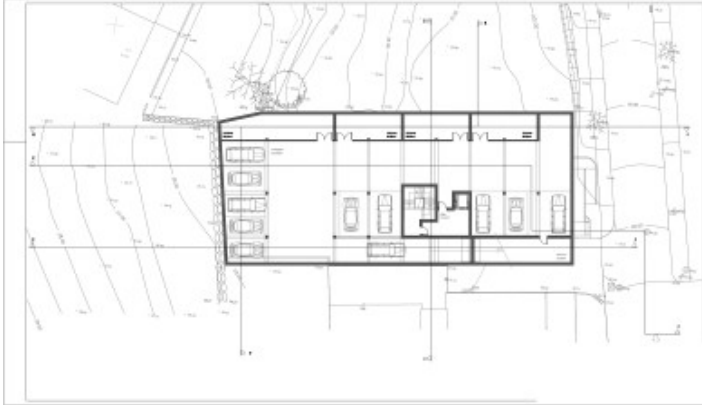
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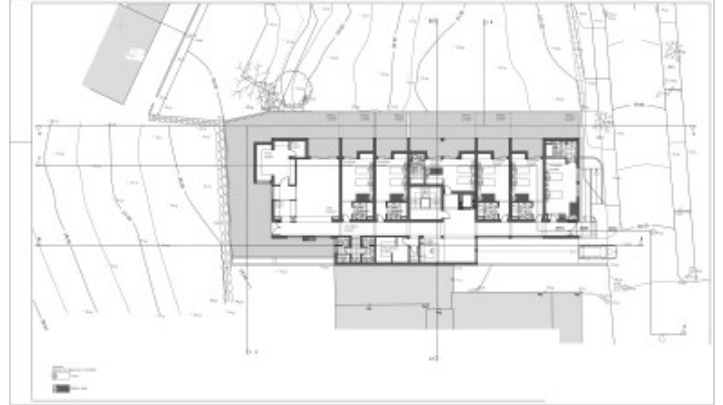
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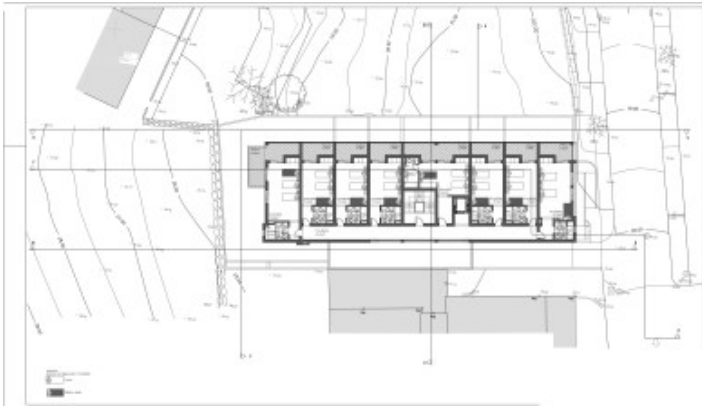
FLOOR PLANS



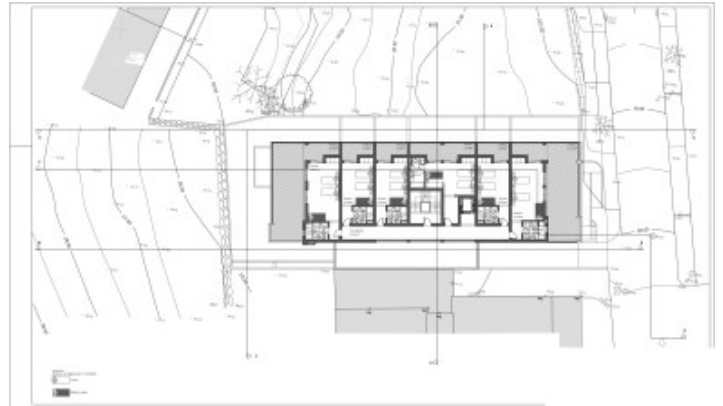
Floor plans 1 Parking 1



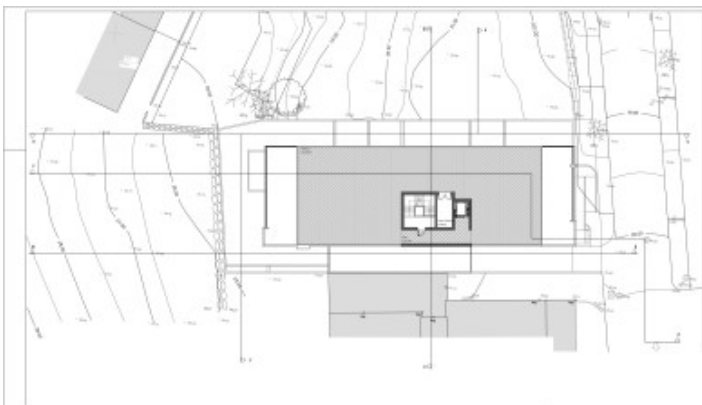
Floor plans 2 Ground floor



Floor plans 3 First floor



Floor plans 4 Second floor



Floor plans 5 Top floor