

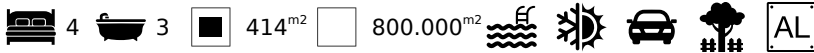


## Huge Estate with Potential and Rental Licence and Rural Tourism Project near the Alentejo Coast

VILLA IN SÃO TEOTÓNIO

ref. PDB1975

3.800.000€



### Location +

Town	São Teotónio
Parish	São Teotónio
Municipality	Odemira, Beja
Region	Alentejo (West Coast)

### Details +

Usage	Residential
Type	Villa
Rooms	6
Bedrooms	4
Bathrooms	3
Floors	1

- Several houses, buildings, one with AL = rental licence
- Living area 414m<sup>2</sup>
- Plot 800.000m<sup>2</sup>
- 4 bedrooms, 3 bathrooms
- Rural tourism project
- Swimming pool
- Possibility to expand the buildings
- 4km to the beach of Zambujeira do mar and Praia do Alteirinho

This 80-hectare estate near the Alentejo coast is divided into a residential area and an area for rural tourism. The latter has enormous potential for expansion and construction of a country Hotel, as well as a eucalyptus plantation whose maintenance and operation has been entrusted to a specialized company for the next 19 years.

Here you can enjoy the countryside's peace and the sea, as well as the beach of Zambujeira do mar and Praia do Alteirinho, which are just 4km from the property.

The house with AL (Local accommodation):

- 3 large suites, living room with wood-burning stove and kitchen
- Air conditioning and heating



## YOUR PROPERTY SPECIALISTS

### Areas +

Living Area	414 m <sup>2</sup>
Plot Area	800.000 m <sup>2</sup>

### Parking +

Private Parking

### Living Room +

Lounge/Dining

### Terrace +

Terraces

### Kitchen +

Rustic

### Other Rooms +

Storage

### Bedroom +

4, En-Suite

### Bathroom +

Family Bathroom

### Heating-Cooling System +

Wood Stove, AC

### Pool +

Swimming Pool

### Garden +

Private, Lawn

### House of 200m<sup>2</sup>:

- 100m<sup>2</sup> of it are fully recovered and inhabited by the owner  
- The other 100m<sup>2</sup> are being used as storage, however they can be rehabilitated for another house with AL or increase the house already recovered, thus making a single house with 200m<sup>2</sup>

- Ruin with 214m<sup>2</sup> (with the possibility of being increased) that, after rehabilitation, can be turned into 7 suites

### Outside:

- The entire property is surrounded by a garden & natural park  
- The pool area is surrounded by lawn

### Current profitability:

- AL (house with 3 suites) generates an annual income of 30,000  
- The exploitation and maintenance of eucalyptus groves generates an annual income of 12,000  
- If the ruin is rehabilitated for tourism purposes (needs an application to the municipality hall for a further 1000sqm<sup>2</sup>), it can become a new rural Hotel - the revenue will be very high

Price can be negotiable.

### Amenities

- Rental Licence and Rural Tourism Project - Great Potential
- Profitable eucalyptus plantation
- AC and wood burning stove
- Storage
- Swimming pool

### Location

- 4km to the beach of Zambujeira do mar and Praia do Alteirinho

### Other Info

CO04



Lagos Office - ALGARVE:  
Marina de Lagos, Edifício Astrolábio, Lote 24-Loja 5  
GPS. 37° 6' 41.85" N - 8° 40' 30.251" W

Togofor Homes - Sociedade Mediação Imobiliária, LDA | License: AMI 6902

+351 282 476 568  
enquiries@togofor-homes.com  
[www.togofor-homes.com](http://www.togofor-homes.com)



YOUR PROPERTY SPECIALISTS

## PHOTO GALLERY



*Kitchen*



*Bedroom*



*Bedroom*



*Entrance*



*Pool*



*Garden*



*Property*



*Terrace*



*Pond*



*Property*



*House*



*House*



*Plot*



*Pool*



Lagos Office - ALGARVE:  
Marina de Lagos, Edifício Astrolábio, Lote 24-Loja 5  
GPS. 37° 6' 41.85" N - 8° 40' 30.251" W

Togofor Homes - Sociedade Mediação Imobiliária, LDA | License: AMI 6902

+351 282 476 568  
enquiries@togofor-homes.com  
[www.togofor-homes.com](http://www.togofor-homes.com)