

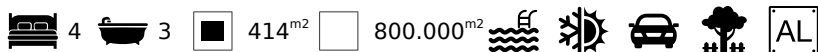


Huge Estate with Potential and Rental Licence and Rural Tourism Project near the Alentejo Coast

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

- Eligible for Golden Visa
- Several houses, buildings, one with AL = rental licence
- Living area 414m²
- Plot 800.000m²
- 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 Alenteirinho

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 Alenteirinho, which are just 4km from the property.

The house with AL (Local accommodation):

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



YOUR PROPERTY SPECIALISTS

Areas +

Living Area	414 m ²
Plot Area	800.000 m ²

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

- Air conditioning and heating

House of 200m²:

- 100m² of it are fully recovered and inhabited by the owner
- The other 100m² 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 200m²

- Ruin with 214m² (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 1000sqm²), 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



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