









## Investment Opportunity: Plot and Ruin with approved project near Olhão

PLOT IN OLHÃO

ref. **TV1693**

**4.177.953€**

 138 m<sup>2</sup>
 18.000 m<sup>2</sup>







### Location +

Town Olhão  
 Parish Quelfes  
 Municipality Olhão, Faro  
 Region Algarve (East)

### Details +

Usage Residential  
 Type Plot  
 Floors 2

### Areas +

Living Area 138 m<sup>2</sup>  
 Surface area 178 m<sup>2</sup>  
 Plot Area 18.000 m<sup>2</sup>

- Living Area: 138 m<sup>2</sup>, Construction area: 178 m<sup>2</sup> - existing farmhouse
- Plot: 18,000 m<sup>2</sup>
- Year of Construction: pre-1951
- Project specifications available on request
- The price includes the plot and the approved project but not the construction of the building
- Short drive to town and all amenities
- Distance to the nearest beach 3 km

This property has enormous potential, with an existing old farmhouse (in ruins), other buildings and surviving, traditional agricultural features set in a large fertile agricultural plot of 18,000 m<sup>2</sup>, with only a few neighbours.

The existing ruin offers the opportunity to create a new house or to renovate and extend the traditional farmhouse. Recently, a project has been approved by the local council for a 1,500m<sup>2</sup> construction including nine en-suite rooms, roof terraces and basement garage.

The ruin is located at the highest point of the diamond-shaped plot, in the northerly corner with the land sloping gently away



## YOUR PROPERTY SPECIALISTS

### Access +

Driveway

### Water-Electricity-Drainage +

well, Mains electric

### Garden +

Fruit Trees

### Views +

Panoramic View, Countryside View

### Extra Features +

Building Plots

from a ridge along the eastern boundary and descending in terraces to a brook that runs along western edge of the property. Access is via a 50m shared driveway from the tarmac road and, at the other end of the plot, a private path.

The land was used as a productive family farm with a mix of established trees including figs, olives, carobs, nêspas, orchards of citrus and almonds, vegetable patches, arboriculture and watercourse beds. The surviving well, nora and cisterna are remarkable features, which could be restored, or the cisterna could be converted into a swimming pool.

The property would make an idyllic rural retreat for a family home or a fantastic agro-tourism or holiday project. Please contact our agency for more details.

### Amenities

- Mains electricity, telephone and mains water for connection nearby
- Fertile land with established trees, orchards, market gardening
- Large well with good water readily available
- Other traditional agricultural features – nora, cisterna, eira and terracing

### Location

- A short drive to Olhão (5 kms) with all its amenities and year-round entertainments and activities: supermarkets, banks, post office, restaurants, cafés, shops, pharmacies, medical centres, schools, newsagents, sporting facilities and public swimming pool, the famous fish market, marina, other markets and much more.
- Beaches: Praia dos Cavacos (3 kms), Praia da Fuzeta (8 kms), Praia de Faro (20 kms)
- Golf: Colina Verde (10 kms); Quinta do Lago Laranjal (23 kms); Benamor (25 kms)
- Faro International Airport: 18 kms



Vilamoura Head Office - ALGARVE:

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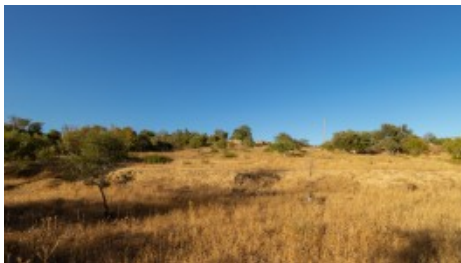




## PHOTO GALLERY



*Shared Driveway*



*Plot*



*Cisterna*



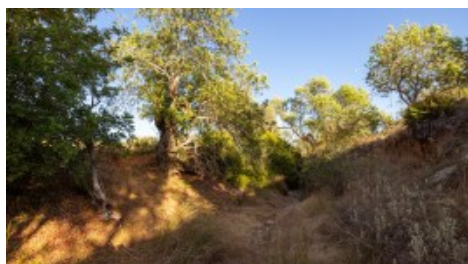
*Nora*



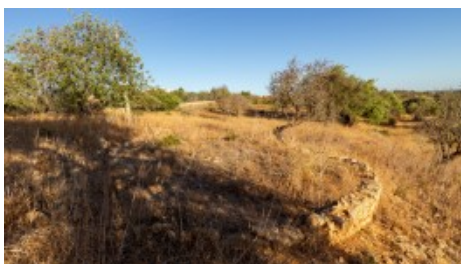
*Well*



*Well Water*



*River Bed Boundary*



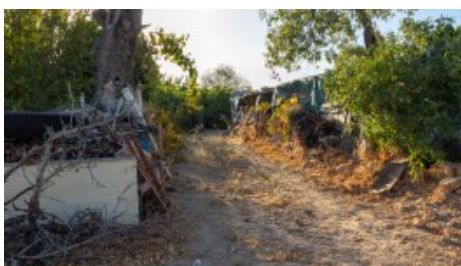
*Traditional Eira*



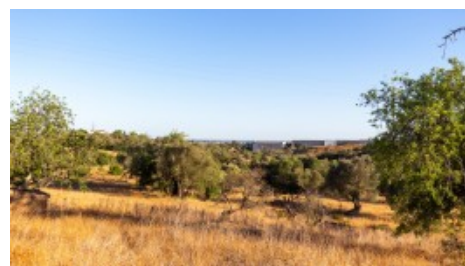
*Ruin*



*Front of property*



*Second, Private Entrance*



*View*



*Farmhouse*