



FARM FARM RURAL TOURISM AND EVENTS - SÃO JOÃO DA PESQUEIRA - VISEU



Agenten-Info

Name:	Mário Cardoso
Name der Firma:	Urban Ready
Land:	Portugal
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	Portuguese
Webseite:	

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 636,282.96

Standort

Land:	Portugal
Staat/Region/Provinz:	Viseu
Stadt:	Sao Joao da Pesqueira
Adresse:	Riodades
Veröffentlicht:	12.04.2023

Beschreibung:

Farm for Rural Tourism, and Events, located in Riodades, in São João da Pesqueira - Viseu

Farm with 41.930m2,

Composed of 4 buildings, implemented in an urban area with 1,902.8 m2, contiguous to a rustic area of about 40,000 m2.

Property located in Riodades, Municipality of São João da Pesqueira, District of Viseu.

About 15 minutes from the River Beach of Ponte da Vila and the Távora Walkways, where it is possible to enjoy the Távora River and the Vilar Dam, and the other nearby river beaches, with unique landscapes and framed with the mountains and countryside.

Possibility of expansion to campsite or glamping.

===== About the 4 Buildings =====

Housing - Energy Class A+



Large rooms

==== 1st Floor ====

Living room with fireplace

Kitchen

Pantry

Suite (WC with bathtub)

2 Bedrooms

Full bathroom

Hall and corridor

==== 2nd Floor ====

2 bedrooms with windows to mountain landscape,

1 office,

3 bedrooms with velux windows,

TOILET

The villa has central heating with wood burning boiler system, solar panels and double glazed windows.
Garage for 2 cars

==== Tourist Building 1 - Suites ====

Composed by:

5 Suites with 27m²

Equipped with 1 double bed, plus two and a half beds

Independent access to the outside

Double glazed windows

Central Heating

==== Tourist Building 2 - 1 Bedroom Apartment ====

1 bedroom apartment with 60 m² fully equipped,

1 double bed,

It has a partition, and an area with another bed,

Living room with sofa bed.

Equipped kitchenette

TOILET

==== Restaurant + Café Building - 500m² ====

Restaurant - Capacity for 70 seats

Cafe - Capacity for 30 seats

Industrial kitchen, fully equipped

Dishwasher

2 bathrooms for staff



2 bathrooms for guests
Large warehouse

Terrace with terraces with views
Changing rooms for users of the two swimming pools

Outdoor Space - Leisure and Event Organization

Garden with extensive lawn area
Small chapel and space for weddings and christenings
Patio with covered part where there is a wood oven and grill

=== 3 Swimming Pools ===

Large Swimming Pool 12x6mts
Medium swimming pool (next to the villa and accommodation suites)
Children's pool

--- All the buildings are very well maintained, including all the roofs were replaced two years ago. ---

=== Support and Complementary Structures ===

Laundry
Parking inside the property (next to the restaurant)
House of the 2nd wood-fired oven
Living room with fireplace for smokers
Collections
Capoeiras
Kennel with 6 Boxes

Propane Gas Tank with 2000 L buried, to supply to all buildings.

Organic vegetable garden area

Automatic irrigation pump with water from wells and artesian borehole

===Communications===

Fiber Optic Internet Connection

===Sewage and Water===

connected to the municipal network.

===Fruit trees===

111 olive trees
30 almond trees
16 walnut trees
12 cherry trees



IMLIX

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<https://www.imlix.com/de/>

