



## Luxury Villa with Tourism Project Potential, Central Portugal



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 489,103.14

### Standort

Land:	Portugal
Staat/Region/Provinz:	Leiria
Stadt:	Alvaiazere
Veröffentlicht:	18.07.2024

### Beschreibung:

Luxury Villa with Tourism Project Potential, Central Portugal Luxury Villa with Tourism Project Potential, Central Portugal Discover the potential to own and complete a luxury villa in Central Portugal, listed at €420,000 to buy it now or €499,000, inclusive of all finishing works and obtaining the habitation license. This property promises an uplift in value to over €600,000 after enhancements and landscaping. If you choose to realize the whole tourism project that has been started you could easily double that value. Nestled on a sprawling three-hectare estate, this contemporary home awaits your final touches to become a breathtaking retreat. Featuring four bedrooms (easily adaptable to five), four bathrooms, and an expansive living space, this property combines luxury with practicality. The villa is uniquely designed with polished concrete floors throughout, adding a modern edge to its aesthetic. Energy efficiency is paramount with this property; it boasts exceptional insulation, including 5cm Neopor layers both inside and out, and 15cm of concrete in the middle for thermal mass, complemented by high-quality, silver-impregnated double-glazed windows. The layout includes a spacious entrance hall, an open-plan kitchen, lounge, and dining area, three ground-floor bedrooms (one en-suite), and additional full bathroom facilities. A significant addition is a large multipurpose room on the ground floor, currently used as storage, which can be converted into further bedroom or office space. The first floor features a vast lounge area, an additional bedroom, and a shower room, opening onto a 100m<sup>2</sup> roof terrace designed for entertainment and relaxation. Further enhancing the villa's appeal is an ongoing project for a campsite with tourist cabins, which will pass to the new owners, offering additional potential for investment. Upon a 30% deposit, the construction will proceed to include high-quality exterior polymer rendering in your chosen color, iron railings, and steps on the first-floor terrace, and cobblestone enhancements leading to



an 8x4 meter swimming pool. The surrounding land is adorned with approximately 300 olive trees, scenic oak coppices, and numerous stone terraces, presenting a perfect blend of natural beauty and privacy. The property's elevation offers panoramic 360-degree views of the idyllic countryside. This is an unparalleled opportunity to shape a spectacular home or a lucrative tourist destination in one of Portugal's most serene locales. Bedrooms : 5 Bathrooms : 4 Furnished : No Area Build : 340 m2 Land Size : 30000 m2 Floor : 0 / 2 Year built : - Reference Id : S-1344 District : Leiria

## Allgemein

Schlafzimmer:	5
Badezimmer:	4
Fertige m <sup>2</sup> :	340 m <sup>2</sup>
Grundstücksgröße:	30000 m <sup>2</sup>

## Gebäudedetails

Anzahl Etagen:	2
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## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website:	<a href="http://www.arkadia.com/YJKS-T495/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/YJKS-T495/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Kontaktinformation

IMLIX ID:	16914-s-1344
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