



## Farm With Land For Sale In Seia Guarda Serra da Estrela Natural Park Portugal



### Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments
Τηλέφωνο:	
Languages:	English
Site:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 108,247.96

### Τοποθεσία

Χώρα:	Portugal
Νομός/Περιοχή/Επαρχία:	Guarda
Πόλη:	Seia
Διεύθυνση:	Rua Vales de Cima
Ταχυδρομικός κωδικός:	6270-551
Δημοσιεύθηκε:	21/08/2025

### Περιγραφή:

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Esales Property ID: es5554744

Rua Vales de Cima, Vales  
Seia  
Guarda  
6270-551  
Portugal

Nestled within the stunning Serra da Estrela Natural Park, this unique property presents an unparalleled opportunity for a tranquil and authentic Portuguese lifestyle. Located on the slopes of the Serra da Estrela mountains near the town of Seia, this farm offers a serene escape and a canvas for a variety of business ventures. The property is a part of the National GEOPark and is conveniently situated just 28 kilometers



from the vibrant tourist center and the renowned Virgin Ski resort, which sits at the very summit of the mountain.

## A Landscape of Natural Abundance

One of the most remarkable features of this property is its rich and abundant water sources. A natural mountain spring provides a continuous supply of fresh, pristine water, while the property's boundary is defined by the picturesque River Matos, complete with its own enchanting waterfalls. This constant flow of water not only enhances the scenic beauty but also provides a vital resource for any future agricultural or business pursuits. The land is also celebrated for its exceptional chestnut trees, said to produce the finest chestnuts in the entire region, adding a valuable and delicious asset to the property.

## The Property: A Foundation for Your Dreams

The centerpiece of the property is a secure and robust building, constructed with watertight concrete beams and a classic clay tiled roof. This structure is a testament to durability and provides a solid foundation for your renovation project. The building is designed as a comfortable and functional living space, and it comes with full habitation rights, a significant advantage that grants unlimited accommodation potential. This means you can live on-site while you transform the property into your dream home or business.

Inside, the building features three extra-large, open-plan, rectangular rooms. These spacious layouts offer a blank slate, allowing you to design and partition the interior to perfectly suit your needs. Whether you envision a series of cozy bedrooms, a large communal living area, or dedicated workshop spaces, the possibilities are vast. Furthermore, the property has permitted development for more rooms and space, offering the potential to expand the existing structure or add new buildings, allowing your project to grow with your vision.

Adding to the property's charm is a large covered veranda, which provides a wonderful outdoor living space protected from the elements. A sturdy concrete privacy wall ensures a secluded and intimate setting, perfect for enjoying quiet mornings, al fresco dining, or simply taking in the breathtaking mountain views. This space is an extension of the indoor living area, seamlessly blending the comfort of the home with the stunning natural surroundings.

## A Renovation Project with Endless Potential

This property is more than just a piece of land; it is a renovation project that invites you to bring your creative vision to life. The ability to live on the property while you work on the renovations offers a unique and practical advantage, allowing you to manage the project at your own pace and fully immerse yourself in the experience. The combination of a solid existing structure and the potential for expansion makes this an ideal investment for those who are seeking a hands-on project.

The tranquil, rustic, and authentic Portuguese lifestyle that this farm embodies offers numerous business opportunities. The abundance of water and fertile land make it suitable for various agricultural ventures, such as organic farming or chestnut production. The beautiful setting, with its river frontage and



waterfalls, also makes it an ideal location for a rural tourism business, such as a bed and breakfast, a guesthouse, or a retreat center. Imagine offering guests an escape from the city, where they can hike the mountain trails, explore the GEOPark, or simply relax by the river. The close proximity to the ski resort also opens up opportunities for winter tourism.

This farm is not just a place to live; it's an opportunity to create a life aligned with nature, a business rooted in sustainability, and a home that reflects your personal style. It's a chance to escape the hustle and bustle and embrace a simpler, more meaningful existence in one of Portugal's most beautiful and protected natural areas. This is your chance to own a piece of paradise in the heart of the Serra da Estrela mountains.

## ABOUT THE AREA

The property is situated in the Serra da Estrela Natural Park, Portugal's largest protected area and a region of stunning natural beauty. The park is renowned for its dramatic landscapes, including glacial valleys, pristine lagoons, and granite peaks. The area around Seia, where the farm is located, is on the northwestern slope of the mountain range. This location provides a tranquil and authentic Portuguese experience, with a focus on a rural lifestyle. The region is not just about its impressive natural features; it also has a rich cultural heritage, with charming villages, traditional cuisine, and local products like the famous Serra da Estrela cheese and chestnuts.

The region offers a diverse range of activities throughout the year. In the winter, the area transforms into a winter wonderland, with the Virgin Ski resort at the top of the mountain offering skiing and snowboarding opportunities. During the warmer months, the park is a hiker's paradise, with countless trails winding through its valleys and peaks. Other activities include cycling, rock climbing, and canoeing. For those interested in local culture, Seia is home to the Bread Museum and the Toy Museum. The nearby river beaches provide perfect spots for a refreshing swim or a picnic, making the area a year-round destination for nature lovers and adventurers.

Getting to the area from international destinations is most commonly done by flying into one of Portugal's major airports. The most convenient are Porto Airport (OPO) and Lisbon Airport (LIS). Porto is generally closer, at about a 2-hour and 45-minute drive, while Lisbon is roughly a 3-hour drive. From these airports, you have a few options for travel. Renting a car is highly recommended as it provides the freedom and flexibility to explore the vast and beautiful landscape of the Serra da Estrela at your own pace. The drive itself is scenic and well-maintained.

Alternatively, you can also travel by bus from major cities like Lisbon and Porto. Express buses run daily to nearby towns such as Seia and Covilhã. While bus travel is a more budget-friendly option, it's important to note that public transport within the park itself is limited, making a car essential for fully experiencing the natural attractions and villages. The town of Seia is well-connected and serves as a good base for exploring the surrounding area, but the most direct and convenient way to reach the property and explore the wider region is with your own vehicle.



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## MAiN FEATURES:

- \* 37m<sup>2</sup> of living space
- \* 19519m<sup>2</sup> plot
- \* 1 Bedroom
- \* 1 Bathroom
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Portugal
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Κοινά**

Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	37 τ.μ
Μέγεθος αυλής:	19519 τ.μ

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX7.451.940

