



## Prédio T6 em Fontelas de 214,00 m<sup>2</sup>



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 164,288.33

### Τοποθεσία

Χώρα:	Portugal
Νομός/Περιοχή/Επαρχία:	Vila Real
Πόλη:	Peso da Régua Municipality
Ταχυδρομικός κωδικός:	5050-023
Δημοσιεύθηκε:	29/08/2025

### Περιγραφή:

Building with coat of arms, with a total land area of 130 m<sup>2</sup>, total gross private area of 214 m<sup>2</sup>, with stunning views of the Douro River, located in Caldas de Moledo!

We present this charming building with a coat of arms, dating from 1884, located in Caldas de Moledo, a spa town in the municipality of Peso da Régua, in the heart of the Douro Demarcated Region, a World Heritage Site!

The property consists of three floors:

- Ground floor, with a gross private area of 64 m<sup>2</sup>, with a water well and licence for use as a commercial shop.
- First floor, two-bedroom apartment with living room with balcony overlooking the Douro River, kitchen, bathroom and pantry, with a gross private area of 64 m<sup>2</sup>.
- Second floor, T4, with four bedrooms, living room with balcony, panoramic views of the Douro River, living room, kitchen, bathroom, and large terrace, with a gross private area of 86 m<sup>2</sup>.

Both residential or tourist potential



With a privileged location, this building is opposite the Douro River, offering a stunning and unique landscape of the wine region.

Excellent accessibility!

- Only 4 km from the city of Peso da Régua, capital of the Douro.
- Close to Caldas de Moledo Railway Station (Douro railway line)
- Close to the N108 National Road.
- Unique opportunity for a profitable investment.

Ideal for those looking for a project with potential for appreciation and profitability, whether for:

- Construction of flats for rent.
- Development of rural tourism or local accommodation.
- Conversion into a holiday home or main residence.

This is a unique property, combining history, location and economic potential, in the heart of one of the most beautiful regions of Portugal, the Douro!

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Κατασκευάστηκε: 1951

### **Κοινά**

Μπάνια: 3  
Τελειωμένα τετραγωνικά πόδια: 214 τ.μ  
Μέγεθος αυλής: 130 τ.μ

### **Room details**

Total rooms: 3

### **Lease terms**

Date Available:

### **Επιπλέον πληροφορίες**

Link: [http://www.arkadia.com/ZAZY-T101686/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T101686/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 147542



IMLIX

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

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