



## 7,983 m<sup>2</sup> Land with Habitable Traditional Cottage, Water Resources & Development Potential



### Στοιχεία μεσίτη

Όνομα:	Lucia Da Silva
Όνομα εταιρείας:	Prime Properties
Χώρα:	Portugal
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments
Τηλέφωνο:	
Languages:	Portuguese
Site:	

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 335,887.1

### Τοποθεσία

Χώρα:	Portugal
Νομός/Περιοχή/Επαρχία:	Madeira
Πόλη:	Sao Vicente
Διεύθυνση:	São Vicente
Δημοσιεύθηκε:	16/01/2026

### Περιγραφή:

Set in the lush green landscape of São Vicente, on the north coast of Madeira, this unique mixed-use property comprises two contiguous land plots totaling 7,982.63 m<sup>2</sup>, surrounded by nature and bordering the protected Laurisilva forest, a UNESCO World Heritage ecosystem.

Main Plot 5,654.83 m<sup>2</sup> with Habitable T2 Palheiro

The larger plot features a traditional Madeiran palheiro with habitable conditions, currently used for family weekends and holidays.

### Layout:

Ground floor:

Kitchen

1 bedroom

Bathroom

Storage room

Covered porch (alpendre)



Upper floor:

1 additional bedroom

The property is connected to:

Mains water

Electricity

Septic tank

Surrounding the house are multiple fruit trees, including lemon, apple, kiwi, persimmon, chestnut, and others.

The land offers large flat areas, ideal for:

Vegetable cultivation

Fruit orchards

Small-scale agricultural or arboreal projects

The steeper sections are populated with mature trees such as pine and eucalyptus, providing shade, privacy, and a strong connection to nature.

A major highlight is the irrigation water tank and the ARM (Águas e Resíduos da Madeira) water line running through the property, allowing gravity-fed irrigation across most of the land a rare and valuable feature.

Secondary Plot 2,327.80 m<sup>2</sup> with Ruined Palheiro

The second plot includes a palheiro currently in ruins, offering the possibility of reconstruction, subject to applicable regulations.

This area is densely vegetated and features large pine and eucalyptus trees, reinforcing its secluded and natural character.

Planning & Zoning (PDM)

According to the Municipal Master Plan (PDM), both plots are classified as spaces designated for economic activities, which may include:

Agricultural warehouses

Storage facilities

Repair workshops

Service-related buildings

New residential or tourist developments are not permitted, except for buildings that already existed prior to the approval of the current PDM, such as the existing palheiro.

Contact us For more information! - REF: #1466



## Κοινά

Τελειωμένα τετραγωνικά  
πόδια:

7716,2 τ.μ

## Lease terms

Date Available:

## Contact information

IMLIX ID:

#1466

