

## Farm for sale in Setubal



### Info Agente

Nombre: guillermopalomar  
Nombre  
empresa:  
País:  
Experience  
since:  
Tipo de  
servicio:  
Specialties:  
Property Type:  
Teléfono:  
Languages:  
Sitio web:

### Detalles del anuncio

Propiedad para: Venta  
Precio: EUR 230

### Ubicación

Publicado: 16/01/2026

Descripción:

Property in Setúbal – Alto da Guerra

This is a rare opportunity in the Setúbal real estate market: an urban building in full ownership, without floors or divisions, situated on a large plot of 6,924 m<sup>2</sup>. The property consists of a single-story building, intended for housing, with 4 rooms, kitchen, bathroom and garage, as well as an outdoor patio. The great advantage is that it already has an approved PIP (Prior Information Request), allowing both the reconstruction of the existing dwelling and the construction of a new housing unit, guaranteeing legal security and flexibility for investors or families.

Prime Location

Located in Alto da Guerra, Setúbal, this property is in a quiet and relaxing residential area, ideal for those seeking quality of life without sacrificing proximity to the city. The surrounding greenery and serene environment make this area perfect for rest and well-being, while maintaining urban convenience.

Access and Mobility

- EN10: direct connection to the center of Setúbal and Palmela.
- A12: quick access to Lisbon and Montijo.
- Public transport: nearby bus stops with frequent connections to the center of Setúbal.
- Setúbal train station: less than 5 km away, with direct connection to Lisbon.
- Taxis and urban mobility: available at affordable costs and short journeys to the center.

Services within a 5 km radius

- Health: São Bernardo Hospital, private clinics and pharmacies.
- Education: primary and secondary schools, in addition to the Polytechnic Institute of Setúbal.

- Commerce and convenience: supermarkets (Continente, Pingo Doce, Lidl), restaurants, cafes and shopping centers.

- Public services: banks, post offices and administrative offices.

- Leisure and sport: gyms, green parks and proximity to the Serra da Arrábida for outdoor activities.

**Main features:**

- Complete property without floors or divisions
- Single-story building with 4 rooms
- Kitchen, bathroom and garage
- Outdoor patio
- Land area of 6,924 m<sup>2</sup>

Nuevo: Sí

Condición: Excellent

Tenanted: No

**Común**

Tamaño del lote: 6924 m<sup>2</sup>

**Lease terms**

Date Available:

**Contact information**

Teléfono: +351 (92803) 613-8

IMLIX ID: IX8.015.713

