



7,983 m² Land with Habitable Traditional Cottage, Water Resources & Development Potential



Info Agente

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País:	Madeira
Experiencia since:	Portugal
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments
Teléfono:	
Languages:	Portuguese
Sitio web:	

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 335,887.1

Ubicación

País:	Portugal
Estado/Región/Provincia:	Madeira
Ciudad:	Sao Vicente
Dirección:	São Vicente
Publicado:	16/01/2026

Descripción:

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 m², surrounded by nature and bordering the protected Laurisilva forest, a UNESCO World Heritage ecosystem.

Main Plot 5,654.83 m² 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 m² 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



Común

Pies cuadrados terminados: 7716,2 m2

Lease terms

Date Available:

Contact information

IMLIX ID: #1466

