



## FARM FARM RURAL TOURISM AND EVENTS - SÃO JOÃO DA PESQUEIRA - VISEU



### Information de l'agent

Nom: Mário Cardoso  
Nom de compagnie: Urban Ready  
Pays: Portugal  
Experience since:  
Type de service: Selling a Property  
Specialties:  
Property Type: Apartments  
Téléphone:  
Languages: Portuguese  
Site web:

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 636,282.85

### Location

Pays: Portugal  
État/Région/Province: Viseu  
Ville: Sao Joao da Pesqueira  
Adresse: Riodades  
Soumis: 12/04/2023

### Description:

Farm for Rural Tourism, and Events, located in Riodades, in São João da Pesqueira - Viseu

Farm with 41.930m2,

Composed of 4 buildings, implemented in an urban area with 1,902.8 m2, contiguous to a rustic area of about 40,000 m2.

Property located in Riodades, Municipality of São João da Pesqueira, District of Viseu.

About 15 minutes from the River Beach of Ponte da Vila and the Távora Walkways, where it is possible to enjoy the Távora River and the Vilar Dam, and the other nearby river beaches, with unique landscapes and framed with the mountains and countryside.

Possibility of expansion to campsite or glamping.

===== About the 4 Buildings =====

Housing - Energy Class A+



## Large rooms

### ==== 1st Floor ====

Living room with fireplace

Kitchen

Pantry

Suite (WC with bathtub)

2 Bedrooms

Full bathroom

Hall and corridor

### ==== 2nd Floor ====

2 bedrooms with windows to mountain landscape,

1 office,

3 bedrooms with velux windows,

TOILET

The villa has central heating with wood burning boiler system, solar panels and double glazed windows.

Garage for 2 cars

### ==== Tourist Building 1 - Suites ====

Composed by:

5 Suites with 27m<sup>2</sup>

Equipped with 1 double bed, plus two and a half beds

Independent access to the outside

Double glazed windows

Central Heating

### ==== Tourist Building 2 - 1 Bedroom Apartment ====

1 bedroom apartment with 60 m<sup>2</sup> fully equipped,

1 double bed,

It has a partition, and an area with another bed,

Living room with sofa bed.

Equipped kitchenette

TOILET

### ==== Restaurant + Café Building - 500m<sup>2</sup> ====

Restaurant - Capacity for 70 seats

Cafe - Capacity for 30 seats

Industrial kitchen, fully equipped

Dishwasher

2 bathrooms for staff



2 bathrooms for guests  
Large warehouse

Terrace with terraces with views  
Changing rooms for users of the two swimming pools

Outdoor Space - Leisure and Event Organization

Garden with extensive lawn area  
Small chapel and space for weddings and christenings  
Patio with covered part where there is a wood oven and grill

=== 3 Swimming Pools ===

Large Swimming Pool 12x6mts  
Medium swimming pool (next to the villa and accommodation suites)  
Children's pool

--- All the buildings are very well maintained, including all the roofs were replaced two years ago. ---

=== Support and Complementary Structures ===

Laundry  
Parking inside the property (next to the restaurant)  
House of the 2nd wood-fired oven  
Living room with fireplace for smokers  
Collections  
Capoeiras  
Kennel with 6 Boxes

Propane Gas Tank with 2000 L buried, to supply to all buildings.

Organic vegetable garden area

Automatic irrigation pump with water from wells and artesian borehole

===Communications===

Fiber Optic Internet Connection

===Sewage and Water===

connected to the municipal network.

===Fruit trees===

111 olive trees  
30 almond trees  
16 walnut trees  
12 cherry trees



3 loquat trees  
2 peach trees  
Quince Trees  
Strawberry trees  
Laurels  
Oaks  
Pine forest...

=====  
Call now and learn more about this property.

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- REF: UR-130-SJP [IN-01]

Nouveau: Non  
Année: 1997

### **Commun**

Chambres: 13  
Salle de bains: 12  
Pied carré fini: 950 m<sup>2</sup>  
Dimensions du lot: 1902,8 m<sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: UR-130-SJP [IN-01]



IMLIX

Marché immobilier IMLIX

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

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