



## Excellent Plot of land for sale in Vila Cha Vila Real



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 141,304.74

### Location

Pays:	Portugal
État/Région/Province:	Vila Real
Adresse:	Vila Chã, Vilar de Ferreiros
Indicatif régional:	4880-087
Soumis:	21/04/2025

### Description:

Excellent Plot of land for sale in Vila Cha Vila Real Portugal

Esales Property ID: es5554574

### Property Location

Vilar de Ferreiros

Portugal

### Property Details

For Sale: Idyllic Mountain Plot in Portugal – Embrace Nature's Majesty and Tranquility (Approximately 800 m2)



---

## An Unparalleled Opportunity to Create Your Dream Retreat Amidst the Natural Wonders of Northern Portugal

Presenting a rare and enchanting opportunity to acquire a picturesque mountain plot of land, encompassing a generous area of approximately 800 square meters, nestled within the breathtaking natural beauty and profound tranquility of northern Portugal. This exceptional parcel of land offers a blank canvas upon which to realize your future life project, whether it be the creation of a serene mountain retreat, a charming eco-friendly dwelling, or a base from which to explore the myriad wonders of this captivating region.

Located in the charming town of Vila Chã, within the parish of Vilar de Ferreiros, belonging to the municipality of Mondim de Basto in the district of Vila Real, this plot of land is strategically positioned to offer the perfect blend of peaceful seclusion and convenient access to remarkable natural attractions. Imagine waking up to the crisp mountain air, surrounded by stunning landscapes, and having the opportunity to immerse yourself in the tranquility of nature right at your doorstep.

This region of Portugal is renowned for its unspoiled natural beauty, a haven for those seeking respite from the hustle and bustle of urban life. The landscape is characterized by rolling hills, verdant valleys, and dramatic mountain ranges, offering a visual feast for the senses. The air is fresh and clean, carrying the subtle scents of pine forests and native flora, creating an atmosphere of profound peace and well-being.

For outdoor enthusiasts, this location is a veritable paradise. The surrounding area offers a plethora of opportunities for hiking and exploring the diverse fauna and flora that call this region home. Discover hidden trails that wind through ancient woodlands, leading to breathtaking viewpoints that showcase the panoramic beauty of the Portuguese countryside. Observe the native wildlife in its natural habitat, from soaring birds of prey to elusive woodland creatures.

A particular highlight of this location is its close proximity to the magnificent natural waterfalls of Fiskas de Ermelo, a mere 18-minute drive from the plot of land. These cascading waterfalls, plunging dramatically down rocky cliffs, are a true spectacle of nature and a popular destination for hikers and nature lovers. The journey to Fiskas de Ermelo itself is a scenic delight, winding through picturesque landscapes that further enhance the appeal of this location.

Furthermore, this exceptional plot of land is situated next to the renowned Alvão Natural Park, a protected area of significant ecological value and breathtaking beauty. The Alvão Natural Park is a treasure trove of natural wonders, encompassing rugged mountains, deep valleys, crystal-clear rivers, and traditional rural villages. It offers countless opportunities for hiking, birdwatching, exploring unique geological formations, and immersing oneself in the authentic rural culture of northern Portugal. The proximity to this natural park ensures that residents of this plot will have unparalleled access to some of the most stunning and unspoiled landscapes in the country.

This is more than just a plot of land; it is an invitation to embrace a lifestyle deeply connected to nature, to create a personal sanctuary in a region of exceptional beauty and tranquility. It is an opportunity to build a home that harmonizes with its surroundings, a place where you can truly escape and rejuvenate



amidst the wonders of the Portuguese mountains.

## Unleash Your Vision: Creating Your Ideal Mountain Retreat

This 800 square meter mountain plot in Vila Chã presents a unique opportunity to unleash your vision and create your ideal retreat amidst the stunning Portuguese landscape. The generous size of the plot provides ample space for a variety of development possibilities, subject to local planning regulations.

Imagine designing and building a charming eco-friendly home that harmonizes with its natural surroundings. Utilizing sustainable building materials and incorporating energy-efficient technologies, you could create a comfortable and environmentally responsible living space. The natural topography of the land may offer opportunities for terraced gardens, maximizing sunlight and creating beautiful outdoor areas.

For those seeking a tranquil escape, the plot offers the perfect setting for a serene mountain retreat. Picture a cozy cabin nestled amongst the trees, with panoramic views of the surrounding landscape. Large windows could frame the breathtaking vistas, allowing you to fully immerse yourself in the beauty of nature from the comfort of your own home. Outdoor spaces such as verandas and patios would provide ideal spots for relaxation, al fresco dining, and enjoying the peaceful ambiance.

The potential for creating beautiful gardens and outdoor living areas is significant. The fertile mountain soil is ideal for cultivating a variety of plants, from colorful flowers to fragrant herbs and even a small vegetable garden. Imagine creating pathways that wind through lush greenery, leading to secluded seating areas where you can enjoy the tranquility of your surroundings.

Subject to local regulations, there may also be opportunities for small-scale agricultural or eco-tourism ventures. The proximity to natural attractions like Figas de Ermelo and the Alvão Natural Park could make this an ideal location for offering nature-based experiences to visitors.

The blank canvas offered by this plot of land allows you to tailor your development to your specific needs and desires. Whether you envision a permanent residence, a vacation home, or a unique eco-tourism project, this location provides the perfect foundation for realizing your mountain dream.

## Connectivity and Accessibility: Embracing Seclusion Without Isolation

While offering a sense of peaceful seclusion amidst breathtaking natural beauty, the plot of land in Vila Chã benefits from relatively convenient access to essential amenities and transportation links, ensuring a comfortable and practical lifestyle.

The municipality of Mondim de Basto, while retaining its rural charm, provides access to a range of local shops, supermarkets, healthcare facilities, and other essential services. The larger town of Vila Real, the district capital, is also within a reasonable driving distance, offering a wider array of commercial and cultural amenities.

Road networks in the region are well-maintained, providing easy access to neighboring towns and cities.



---

The journey to the coast or to other parts of Portugal is also manageable, allowing for exploration of the country's diverse landscapes and attractions.

For those traveling by air, the nearest major international airport serving the region is Porto Airport (OPO), located approximately a 1.5 to 2-hour drive from Vila Chã. Porto Airport offers a wide range of domestic and international flights, providing convenient connections to major European cities and beyond. The scenic drive from Porto to Vila Chã showcases the beauty of the Portuguese countryside and is a relatively straightforward journey via well-maintained highways and local roads.

While the allure of this location lies in its tranquility and natural beauty, the accessibility to essential services and transportation links ensures that residents can enjoy a peaceful retreat without feeling isolated. The proximity to Porto Airport makes it easily reachable for international buyers and those who travel frequently.

## Embrace the Portuguese Mountain Dream: Your Future Awaits in Vila Chã

This 800 square meter mountain plot of land in the charming town of Vila Chã, Vilar de Ferreiros, Mondim de Basto, in the district of Vila Real, Portugal, represents an exceptional opportunity to create your dream life amidst the stunning natural beauty and tranquility of northern Portugal. Its strategic location, near the magnificent Fiskas de Ermelo waterfalls and adjacent to the renowned Alvão Natural Park, offers unparalleled access to breathtaking landscapes and outdoor adventures.

The generous size of the plot provides a blank canvas for realizing your vision, whether it be building a serene mountain retreat, a charming eco-friendly home, or exploring small-scale sustainable ventures. The welcoming local community, the rich cultural heritage of the region, and the delicious local cuisine further enhance the appeal of this location.

While offering a sense of peaceful seclusion, Vila Chã benefits from convenient access to essential amenities and transportation links, ensuring a comfortable and practical lifestyle. The proximity to Porto Airport provides easy international connectivity.

This is more than just a plot of land; it is an invitation to embrace a lifestyle deeply connected to nature, to create a personal sanctuary in a region of exceptional beauty and tranquility, and to become part of the warm and welcoming community of northern Portugal. Come and discover the magic of Vila Chã – your future awaits amidst the majestic Portuguese mountains.

For further information and to explore this exceptional opportunity to own a piece of Portuguese paradise, please do not hesitate to contact us. We are delighted to assist you in realizing your mountain dream.

## About the Area

### Vila Chã, Vilar de Ferreiros, Mondim de Basto: A Region Rich in Natural and Cultural Heritage

The town of Vila Chã, within the parish of Vilar de Ferreiros and the municipality of Mondim de Basto,



is a charming and traditional Portuguese settlement nestled in the heart of this stunning natural region. While offering a sense of peaceful rural living, it provides convenient access to local amenities and services, ensuring a comfortable and practical lifestyle. The local community is known for its warmth and hospitality, offering a genuine taste of Portuguese culture and tradition.

Mondim de Basto, the municipality to which Vila Chã belongs, is a region steeped in history and natural heritage. The area is characterized by its dramatic mountainous terrain, fertile valleys, and a rich agricultural tradition. Visitors and residents alike are drawn to its natural beauty, its traditional villages, and its authentic Portuguese charm. The municipality offers a range of local shops, restaurants, and cultural events, providing a vibrant yet unhurried pace of life.

The parish of Vilar de Ferreiros, where Vila Chã is located, is known for its picturesque landscapes and its strong connection to the surrounding natural environment. The local architecture often reflects the traditional building styles of the region, utilizing natural materials such as stone and wood, further enhancing the area's rustic charm. The community maintains a close-knit feel, with local festivals and traditions playing an important role in daily life.

Living in this region offers a unique opportunity to immerse oneself in the authentic culture and traditions of northern Portugal. The local gastronomy is a highlight, featuring hearty mountain cuisine that utilizes fresh, locally sourced ingredients. Traditional crafts and artisanal products are also prevalent, showcasing the region's rich cultural heritage.

The proximity to both the Alvão Natural Park and the Fígas de Ermelo waterfalls underscores the exceptional natural environment that defines this area. Residents of Vila Chã and the surrounding region have unparalleled access to outdoor recreational activities, from hiking and mountain biking to exploring the diverse flora and fauna. The clean air and tranquil atmosphere contribute to a high quality of life, making it an ideal location for those seeking a peaceful and healthy environment.

This plot of land in Vila Chã offers the perfect gateway to experiencing the natural beauty and cultural richness of northern Portugal. It is a place where you can truly connect with nature, embrace a slower pace of life, and become part of a welcoming and traditional community.

## Main Features

- \* 800m<sup>2</sup> of land for development
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

Contact us today to buy or sell your property in Portugal fast online.

## Commun

Dimesions du lot:

800 m<sup>2</sup>

## Lease terms



# IMLIX

**Marché immobilier IMLIX**  
<https://www.imlix.com/fr/>

---

Date Available:

## **Contact information**

IMLIX ID:

IX6.829.213

