



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



Information de l'agent

Nom: Lucia Da Silva
Nom de compagnie: Prime Properties
Pays: Madeira
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 335,887.1

Location

Pays: Portugal
État/Région/Province: Madère
Ville: Sao Vicente
Adresse: São Vicente
Soumis: 16/01/2026

Description:

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



Commun

Pied carré fini: 7716,2 m²

Lease terms

Date Available:

Contact information

IMLIX ID: #1466

