



## listing



### Information de l'agent

Nom:	Jeroen R.M. Kramer
Nom de compagnie:	Algarvacation.com Real Estate Ltd
Pays:	Portugal
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+351 (282) 313-139
Languages:	Portuguese
Site web:	<a href="http://algarvacation.com">http://algarvacation.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 685,709.46

#### Location

Pays:	Portugal
Soumis:	21/02/2026

#### Description:

Property in rural area with habitation purpose and Agricultural Land

Set in a quiet rural environment in the Algarve, Portimao, this mixed-use property combines urban living and agricultural land, offering flexibility for private residence, family living, or eventually income-generating projects.

The property includes 112.5 m<sup>2</sup> of built area and a 0.42-hectare plot of rustic land, featuring a cistern and a borehole. It is suitable for a nature-focused lifestyle and could potentially accommodate a small tourism-related project, subject to further study and approval.

#### Key Features and Agricultural Potential

The rustic land includes arable cultivation (part of it with small terraces), olive trees, carob trees, and almond trees. Water supply is complemented through a borehole. There is a 4 m<sup>2</sup> (aprox.) irrigation tank and includes a private cistern with an approximate capacity of 40,000 liters, promoting independent water autonomy, providing resources for both domestic and agricultural use.

#### Three Independent Habitations



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This property stands out for its three separate small buildings, offering privacy, autonomy, and versatility:

Main House featuring 3 bedrooms, toilet, and dining + living room, prepared to build a fireplace. It includes access via staircase to the roof area, currently used as storage space.

Second building: has a living room, kitchen and bathroom including a fireplace, and open-space kitchen, designed for comfort and social living. This unit benefits from a closed garage with direct internal access, as well as a BBQ area with a traditional wood-fired oven, ideal for entertaining.

The third unit is a 2-bedroom cottage with living room and kitchen, requiring complete renovation

## Infrastructure & Accessibility

There is a warehouse (as a temporary construction) that can be used as storage. The entire property is fully fenced, with a gated entrance, ensuring privacy and security. Access is easy and convenient via a fully paved (asphalted) road leading directly to the houses.

## Prime Location

Despite its tranquil rural setting, the property enjoys excellent proximity to key Algarve destinations:

10 minutes from Portimao

20 minutes from Praia da Rocha

Close to services, commerce, and main access routes as A22

Portimao is a lively and well-developed city, offering everything needed for everyday life, including schools, hospitals, shops, restaurants, and a pleasant marina. It is especially known for its beautiful beaches, such as Praia da Rocha, and for its easy access to the A22 motorway, golf courses, and main services. With a strong year-round community and good connections to Faro Airport, Portimao is an excellent location both to live in and to invest.

This property combines rural tranquility with agricultural land and versatile living spaces, making it suitable for private residence or family living. With independent units, reliable water infrastructure, and convenient access to Portimao and the Algarve's main amenities, it offers a comfortable lifestyle in a peaceful countryside setting.

## Amenities

Agricultural land

BBQ

Borehole

Fence

Fruit trees

Garage



- Parking
- Storage room
- Fruit trees
- Borehole
- Cistern
- Fireplace
- Nature-focused lifestyle
- Garage

Last Updated: 10:29 AM - Tuesday, March 3, 2026

### Commun

Chambres:	5
Salle de bains:	2
Pied carré fini:	112.5 m <sup>2</sup>
Dimesions du lot:	4200 m <sup>2</sup>

### Room details

Total rooms:	7
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### Lease terms

Date Available:

### Contact information

IMLIX ID: IX8.198.917

