



## Rural Property in São Francisco da Serra with 9.875000 ha and sea view.



### Informazioni sull'Agente

Nome:	António Pereira
Nome della ditta:	ITHLUX
Nazione:	Portugal
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	Portuguese
Sito web:	

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 798,245.9

### Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	District of Setúbal
Città:	Santiago do Cacem
Pubblicato:	13/07/2022

### Descrizione:

Rural Property in São Francisco da Serra with 9.875000 ha and sea view.

It is allowed to enlarge, rebuild or build (demolishing the existing one) until a maximum net utilization index of 0.004, and the maximum construction area allowed is 500 m2 and also allows construction of agricultural dependencies up to a maximum utilization index of 0.01;

or:

Construction of Tourism in Rural Areas, in the modality of Cottages or Agro-tourism, with a maximum utilization rate of 0.1, with the limit of a maximum construction area of 4,000 m2;

or:

If it is in the mode of Rural Hotel, with a maximum utilization rate of 0.15, with the limit of a maximum construction area of 6,000 m2.

The house can be demolished and deployed elsewhere.

The property has direct access to the national road and is 10 minutes from Santo André Lagoon and less than 15 minutes from Melides Lagoon.



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It is located 1:20 h from Lisbon Airport and 1:40h from Faro Airport.

Contact me for more information.

## Why live and invest in Portugal?

3rd. World's safest country - Global Peace Index 2019;  
One of the best motorway networks in the world;  
2017, 2018 and 2019 considered the best tourist destination in the world (WTA);  
Lisbon the best "City Break" in the World in 2018 and 2019 (WTA);  
Madeira Island is the best island destination in the world in 2019 (WTA);  
Algarve voted the best golf destination in the world for 2020 (IAGTO Awards);  
Port elected as the best European tourist destination and 2nd. World "Culture Trip";  
Average temperature at 12 o'clock in summer: 25° C and winter: 16° C;  
Health system in 13th. Place at European level in 2018 (EHCI);  
Considered the 3rd. Best country in the world in quality of life 2019 (InterNations);  
Mediterranean Diet, classified as world heritage by UNESCO;  
The best fish in the world, according to Ferran Adrià, Chef "El Bulli";  
It has 5 of the 15 most beautiful beaches in the world (Architectural Digest, 2019);  
Has 3 Portuguese wines among the 12 best in the world in 2019 (Forbes);  
Hospitality of the people Portuguese considered the best in the World 2018 (Internations). - REF:  
ITH1230

Nuovo: No  
Condizione: Must be reformed

## Comune

Bagni: 1  
Finito piedi quadrati: 68 mq  
Dimensione del lotto: 98750 mq

## Lease terms

Date Available:

## Contact information

IMLIX ID: ITH1230



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