



## Rustico Land - Brescos - Santo André Lagoon - Melides Lagoon



### 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:	EUR 1,750,000

### Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	District of Setúbal
Città:	Santiago do Cacem
Publicato:	24/02/2023

### Descrizione:

Rustic land, near the Santo André Lagoon (3 minutes) and the Melides Lagoon (10 minutes).

It is located about 1:20 from Lisbon airport and about 1:40 from Faro airport.

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It is permissible to build a fire of the owner-farmer's own dwelling up to a maximum gross construction area of 426.60 m<sup>2</sup> (106,650 x 0.004 = 426.6 m<sup>2</sup>, with a maximum permissible of 500 m<sup>2</sup>).

According to Article 32 of the MDP, it is also possible to build agricultural dependencies until a total maximum gross construction area of 1,066.50 m<sup>2</sup> (106,650 x 0.01).

According to Article 35 of the MIP, tourist developments are also allowed, namely Rural Tourism, in the form of Rural Hotel, with a maximum construction area of 6,000.00 m<sup>2</sup> (106,650 x 0.15 = 15,997.5 m<sup>2</sup>, with a maximum permissible of 6,000 m<sup>2</sup>).



Also according to article 35 of the MIP, the maximum waterproofing area of tourism is 21,330.00 m<sup>2</sup> (106,650 x 0.2).

NOTE: We have recent PIP on the

feasibility presented Contact me for more information and to make a visit.

Why live and invest in Portugal?

Third. 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 (E paraHCI);

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:

ITH1597

## Comune

Dimensione del lotto: 106650 mq

## Lease terms

Date Available:

## Contact information

IMLIX ID: ITH1597

