



## Casa / Villa em Pedrógão Grande de 57,00 m<sup>2</sup>



### Informazioni sull'Agente

Nome: ArKadia  
Nome della ditta:  
Nazione: United Kingdom  
Telefono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: USD 33,531.45

### Posizione

Nazione: Portugal  
Stato / Regione / Provincia: Leiria  
Città: Pedrogao Grande  
Cap: 3270-075  
Pubblicato: 19/08/2025

### Descrizione:

Unique Opportunity in the Picturesque Village of Mó Grande – Pedrógão Grande

If you're looking for peace, nature, and a project with great investment potential, this is the perfect opportunity for you. Located in the charming village of Mó Grande, in the municipality of Pedrógão Grande, this property offers the chance to rebuild and transform a rustic ruin into your dream countryside retreat – whether for living, holidays, or tourism development.

### - Property Details:

This listing includes two separate plots, with a total combined area of 633 m<sup>2</sup>, distributed as follows:

### - Urban Plot (Ruins):

Total land area: 233 m<sup>2</sup>

Building footprint: 57 m<sup>2</sup>

Gross construction area: 57 m<sup>2</sup>

Existing structure with potential for restoration or complete rebuild while preserving its original rural



charm.

- Adjacent Plot / Rustic Land:

Total area: 400 m<sup>2</sup>

Approved feasibility for construction of a modern 3-storey villa (basement + 2 above-ground floors)

Potential building footprint of up to 160 m<sup>2</sup>

This unique combination offers an excellent opportunity for a main residence, holiday home, rural tourism (AL), or a mixed-use project.

- Location and Surroundings:

The village of M6 Grande is surrounded by nature, fresh air, and stunning landscapes – ideal for those seeking a calm and authentic countryside lifestyle, while remaining close to essential services.

- Nearby Amenities & Points of Interest:

- 6 km from Pedrógão Grande, where you'll find supermarkets, pharmacies, restaurants, cafés, a cinema, schools, healthcare facilities, and more.

- 7 km from Cabril Dam, one of Portugal's largest freshwater reservoirs – perfect for water sports, fishing, hiking, and relaxation.

- 14 km from Praia das Rocas, in Castanheira de Pêra – a unique leisure complex featuring the largest wave pool in Portugal, an artificial island, waterslides, and lush green spaces.

- Excellent access to main roads and highways.

- Distances to Major Cities:

Pombal – 45 km

Coimbra – 52 km

Figueira da Foz (beach) – 80 km

Leiria – 60 km

Porto – 175 km

Lisbon – 187 km



- Perfect for International Buyers:

Purchasing an urban property in Portugal like this one may facilitate the process of applying for a residency visa (D7 or Golden Visa), making it an even more attractive investment for non-EU citizens.  
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## **Comune**

Finito piedi quadrati: 57 mq  
Dimensione del lotto: 633 mq

## **Lease terms**

Date Available:

## **Informazioni aggiuntive**

URL del sito: [http://www.arkadia.com/ZAZY-T101483/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T101483/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 147627

