



## Great Plot of Land & Renovation Project For Sale In Vale de Prazeres and Mata da Rainha Fundão Portugal



### Informazioni sull'Agente

|                   |   |
|-------------------|---|
| Nome:             | Niall Madden  |
| Nome della ditta: | Esales Property Limited   |
| Nazione:          | United Kingdom  |
| Experience since: | 2002  |
| Tipo di servizio: | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments  |
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| Languages:        | English   |
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### Dettagli dell'inserzione

|                |                |
|----------------|----------------|
| Proprietà per: | Saldi          |
| Prezzo:        | USD 250,679.48 |

### Posizione

|            |            |
|------------|------------|
| Nazione:   | Portugal   |
| Cap:       | 6230-820   |
| Publicato: | 12/01/2026 |

### Descrizione:

Great Plot of Land & Renovation Project For Sale In Vale de Prazeres and Mata da Rainha Fundão Portugal

Esales Property ID: es5554912

Vale de Prazeres e Mata da Rainha

Portugal

In the heart of the Beira Interior region, where the rugged beauty of the Serra da Gardunha meets the fertile plains of the Cova da Beira, lies a truly exceptional estate. Situated in the Union of Parishes of Vale de Prazeres and Mata da Rainha, within the municipality of Fundão, this property offers a rare combination of vast agricultural potential, historical charm, and the promise of a sustainable future. Spanning a total of 66,699 m<sup>2</sup>, the land is a diverse tapestry of topography and vegetation, perfectly suited for those looking to create a private sanctuary or a pioneering tourism project.

The Heart of the Estate: A Stone House with Soul



At the center of this expansive terrain sits a rustic stone house of 109 m<sup>2</sup>. While the structure requires restoration, it is a magnificent example of traditional Portuguese granite construction. The thick stone walls offer a natural thermal mass that is as functional as it is aesthetic, providing a cool retreat in the summer and retaining warmth in the winter. For an architect or a creative soul, this is a blank canvas—a chance to preserve the 'soul' of the Beira region while integrating modern luxuries and sustainable design.

## Abundance of Water and Fertile Land

Water is the lifeblood of the Portuguese countryside, and this property is exceptionally rich in it. With a dedicated borehole ready for exploitation and a natural watercourse meandering through the estate, the agricultural possibilities are endless. The land is thoughtfully divided into a sloped area, ideal for the existing chestnut, olive, and orange trees, and a flat floodplain (várzea) that offers incredibly fertile soil for intensive cultivation or organic gardening. Facing south, the property enjoys maximum sun exposure, a critical factor for both high agricultural yields and the potential for solar energy integration.

## High Potential for Rural Tourism

The local municipality of Fundão is increasingly recognized as a hub for eco-consciousness and high-value fruit production, notably its world-famous cherries. This property sits in an area with few environmental restrictions, making the licensing process for tourism significantly more straightforward than in protected coastal zones. Whether your vision is a high-end glamping site that capitalizes on the unobstructed views and total privacy, or a traditional 'Turismo Rural' guesthouse, the infrastructure—including direct paved road access and proximity to electricity and lighting—is already in place to support your ambition.

## A Strategic Location

While the property offers profound peace and a sense of being 'off the grid,' it remains highly connected:

- \* 5 km from the village of Enxames for daily essentials.
- \* 18 km from the city of Fundão, known for its vibrant local culture and modern amenities.
- \* District of Castelo Branco, a region that increasingly attracts international investors seeking the 'authentic Portugal' away from the crowded Algarve.

Priced at €220,000 (negotiable), this is more than just a purchase of land; it is an investment in a lifestyle defined by heritage and natural abundance. As the demand for sustainable living and remote retreats continues to grow into 2026, properties of this scale and water security are becoming increasingly sought-after assets.

Would you like me to research the current municipal regulations (PDM) for Fundão to see the maximum buildable area allowed for a tourism project on this specific plot?

## ABOUT THE AREA



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Vale de Prazeres and Mata da Rainha are two charming villages in the municipality of Fundão that were officially unified in 2013. Nestled at the foot of the Serra da Gardunha mountains, this region is characterized by its dramatic granite peaks and lush, fertile valleys. The area is famous for its 'white gold'—the cherry blossoms that blanket the landscape in spring—and its high-quality agricultural produce, including olives, chestnuts, and honey. Living here offers a serene, traditional Portuguese pace of life where the 'slow food' movement isn't a trend, but a centuries-old way of being.

The social and cultural life of the parish revolves around its rich heritage and natural beauty. Vale de Prazeres serves as the administrative seat and is home to historic manor houses, such as the Solar de Vale de Prazeres, while Mata da Rainha offers a more secluded, rugged atmosphere perfect for those seeking ultimate privacy. The region is a playground for outdoor enthusiasts, featuring a network of hiking trails and mountain biking paths that lead to nearby treasures like the historic 'Schist Village' of Castelo Novo, just a few kilometers away.

Economically, the area is experiencing a quiet renaissance as it attracts digital nomads and eco-conscious investors drawn to its affordable land and abundance of water. Despite its rural feel, the parish is well-connected to the town of Fundão, which provides modern amenities including a hospital, schools, and a thriving technology hub. This balance of rustic charm and modern accessibility makes it a prime location for rural tourism projects, such as boutique guest houses or glamping sites, which benefit from the region's unobstructed views and south-facing sun exposure.

Regarding international access, the property is situated roughly halfway between Portugal's major coastal hubs and the Spanish border. The nearest airports and their approximate travel times by car are:

\*

Lisbon Airport (LIS): Approximately 2 hours and 30 minutes (255 km) via the A1 and A23 motorways.

\*

Porto Airport (OPO): Approximately 2 hours and 45 minutes (240 km) via the A25 and A23.

\*

Viseu Airport (VSE): The closest regional airport (approx. 1 hour and 15 minutes), though it primarily serves domestic and charter flights.

\*

Madrid-Barajas Airport (MAD): Approximately 3 hours and 45 minutes (370 km), offering an alternative gateway for international travelers from the east.

## MAiN FEATURES:

\* 400m<sup>2</sup> of living space after redevelopment



- \* 66699m2 plot
- \* 3 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Street Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Portugal
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## **Comune**

Finito piedi quadrati: 66699 mq  
Dimensione del lotto: 66699 mq

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.036.071

