



## Quinta para venda com projeto aprovado no Douro Valley



### 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 176,023.21

### Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	Vila Real
Pubblicato:	27/01/2026

### Descrizione:

With a beautiful landscape, this property - which enjoys a vineyard of around 1.3 hectares and produces top quality grapes from the region's traditional varieties - is surrounded by valleys full of vineyards, in Peso da Régua, in the heart of the Douro Wine Region.

This farm is being sold with an approved project for the construction of a single-family house with a gross floor area of 340 m<sup>2</sup>, comprising a first floor with a living room, a guest toilet, an open-plan kitchen with access to an outside terrace and three suites. The lower floor, connected to the vineyard and patio, is set to be used as a garage, technical area, storage, laundry and wine cellar/bottle shop.

It enjoys excellent sun exposure to the south and west, as well as beautiful views over the Douro valleys and vineyards.

With a privileged location 5 minutes from Santa Marta de Penaguião, 10 minutes from Régua and the River Douro and around 60 minutes from Porto.

CHARACTERISTICS:  
Plot Area: 14 999 m<sup>2</sup> | 161 448 sq ft  
Energy efficiency: Free

FEATURES:  
Project approved on 5.08.2025 for the construction of a detached house with 2 floors and the following areas:

<ul>



- <li>Deployment area - 206.82 m<sup>2</sup>;</li>
- <li>Gross construction area - 291.32 m<sup>2</sup>;</li>
- <li>Outside areas (balconies and porches) - 43.58 m<sup>2</sup>;</li>

<p>Excluded from the SCE in accordance with Article 18(2)(g) of Decree-Law 101-D of December 7, 2020.</p>

</div><p>Internationally awarded, LUXIMOS Christie&apos;s presents more than 1,200 properties for sale in Portugal, offering an excellent service in real estate brokerage. LUXIMOS Christie&apos;s is the exclusive affiliate of Christie&apos;s International Real Estate (1350 offices in 46 countries) for the Algarve, Porto and North of Portugal, and provides its services to homeowners who are selling their properties, and to national and international buyers, who wish to buy real estate in Portugal.</p> <p>Our selection includes modern and contemporary properties, near the sea or by theriver, in Foz do Douro, in Porto, Boavista, Matosinhos, Vilamoura, Tavira, Ria Formosa, Lagos, Almancil, Vale do Lobo, Quinta do Lago, near the golf courses or the marina.</p> <p>Lic AMI 9063</p>

## Comune

Finito piedi quadrati: 14999 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/WBID-T10798/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WBID-T10798/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: ls05574

