



## Excellent 4 Bed Property With Land For Sale in Setubal Portugal



### Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
Mistlampen:	United Kingdom
Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 613,651.86

### Locatie

Aanbevolen Auto Onderdelen:	Portugal
Adres:	Rua Montinho da Cotovia
Postcode:	2910-137
Geplaatst:	28-07-2023

Omschrijving:

Excellent 4 Bed Property With Land For Sale in Setubal Portugal

Esales Property ID: es5553794

Rua Montinho da cotovia n° 30 Pontes  
Setubal  
Pontes  
2910-137  
Portugal

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Portugal is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

Property for Sale: Land with a Small House and Outbuilding in Portugal

We are excited to present to you a unique opportunity to own private property in the beautiful country of Portugal, The property, located at Rua Montinho da Cotovia n° 30, Pontes, 2910-137 Setubal, Portugal, is



now available for sale.

The property's land size spans an impressive 2,125m<sup>2</sup>, providing ample space for your desired projects and recreational activities. For your convenience and security, the land is properly enclosed with a sturdy 2-meter high fence and a gated entrance, ensuring privacy and peace of mind.

The highlight of this property is the charming two-bedroom house, which is legally registered and compliant with all necessary regulations, including up-to-date property tax payments. This delightful home could offer a cosy living environment after minor refurbishments and there is even the possibility of extending or rebuilding to an extension allowing you to tailor it to your specific needs and preferences.

Moreover, this property comes with essential amenities such as water and electricity connections, ensuring a comfortable and convenient living experience. In addition to the utility services, there is a functional water well on the premises, providing a sustainable source of potable and irrigation water.

The plot comes with an Outbuilding as big as the main house with a living room, two bedrooms, storage room bathroom cover area and all commodities included. There is currently a dedicated temporary resident on-site living in the outbuilding. This individual takes care of the property and maintains it in the best condition, ensuring that your future investment remains secure and well-maintained for the time being and allowing for visits to the property at your convenience.

For convenience, the property situates near the beautiful city of Setubal and Palmela 00:16min driving, to the closest beach in Setubal. The location is well situated to gain quick access to South Portugal and the Capital Lisboa.

## ABOUT THE AREA

Setúbal is a city and a municipality in Portugal. The population in 2014 was 118,166, occupying an area of 230.33 km<sup>2</sup>. The city itself had 89,303 inhabitants in 2001. It lies within the Lisbon metropolitan area. In the times of Al-Andalus the city was known as Shaṭūbar.

Setubal and its surrounding area are awash with history dating back to before the Roman period, indeed it is said that the town was founded by a relative of Noah. Its relationship with the sea is also remarkably long-lived with a fish salting industry which started in the 1st century AD and a large, protected harbour – the third largest in the country – from where, in the era of the Discoveries, King Alfonso V set sail in 1458 to conquer Alcacer Ceguera in Morocco.

Today, Setubal is at the heart of the Portuguese sardine industry and is famed for its sweet and globally acclaimed moscatel wine. Its pedestrian streets, fountains and gardens lend it a certain grace, although its still very functioning harbour certainly dominates giving it the feel of a still thriving historic town.

## MAiN FEATURES:

- 120m<sup>2</sup> of living space
- 2125m<sup>2</sup> plot room to develop further.



- 4 Bedrooms between house and outbuildings
- 1 Bathroom
- Private Parking
- Private Garden
- Stunning Views
- Close to essential amenities like 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

Contact us today to buy or sell property in Portugal fast online

## Algemeen

Slaapkamers:	4
Badkamers:	1
Afgewerkte vierkante meter:	120 m <sup>2</sup>
Lot Afmeting:	2125 m <sup>2</sup>

## Lease terms

Date Available:

## Additionele informatie

Virtual tour URL: [https://www.youtube.com/embed/5yiPsRPm554?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/5yiPsRPm554?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

## Contact information

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