



## Prédio em Peso da Régua e Godim de 1092,00 m<sup>2</sup>



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 457,660.36

### Locatie

Aanbevolen Auto Onderdelen:	Portugal
Staat/Regio/Pronvincie:	Vila Real
Plaats:	Peso da Régua Municipality
Postcode:	5050-278
Geplaatst:	16-05-2025

### Omschrijving:

"the innovative one" , is a historic building, in the center of the city of Peso da Régua.

Peso da Régua, is located on the right bank of the Douro River and considered the capital of the Douro, a World Heritage Site, is one of the most beautiful regions in Portugal.

This property, known as "the innovative one" , represents a unique opportunity for those looking to invest in housing, commerce or tourism in the heart of this vibrant city.

### Property Features

Building in Total Ownership with Floors and Rooms for Independent Use

- Affectation:
- Ground floor: Commerce or services.
- Upper floors: Housing.
- Number of Floors: 4: Basement, Ground Floor, 1st and 2nd Floors

### Building Areas:



- Total Land Area: 528.00 m<sup>2</sup>.
- Implementation area: 273.00 m<sup>2</sup>.
- Public area: 255.00 m<sup>2</sup>.

#### Confrontations:

- North : Rua Marquês de Pombal.
- South : Heitor Saraiva Vasques Osório.
- East : Rua João de Lemos.
- West : Companhia dos Vinhos do Alto Douro.

#### Location and Framing

##### Régua Weight Center

The property is located on a privileged corner between Rua João de Lemos and Rua Marquês de Pombal, in the heart of the city, known for its commercial tradition and accessibility.

#### - Accesses:

- Easy access from Rua José Vasques de Osório, with roads in excellent condition for passenger vehicles and goods.
- It is 3.5 km from the access junction to the A24 (Viseu-Chaves), facilitating regional and national connections.

#### - Excellent proximity to Services in the Surrounding Area:

- Cafes, restaurants, supermarkets, schools, pharmacies, banks, local market and gas station, all less than 1 km away.
- Efficient public transport: buses, municipal buses, trains (Douro Line), taxis and TVDE.

#### Building Description

##### Original Structure:

- Practically square shape (15.5 m x 17.5 m).
- Divided into 4 floors: basement, ground floor and two upper floors.



- Rear Facade: Direct access to the basement floor due to the natural slope of the land.

Street:

- Walled area with two iron gates, one of which is for vehicle access.

Current Status:

Due to a fire, the interior was completely destroyed, leaving only the stone facades, which preserve the charm and history of the property.

## Rehabilitation Potential

Despite its current state, Inovadora has a robust external structure, offering enormous potential for transformation in several projects:

- Multifamily Housing: ideal for modern residences in the heart of the city.
- Commerce and Services: Operation of the ground floor as commercial or service spaces.
- Tourism: Development of local accommodation projects or a luxury boutique hotel, taking advantage of the tourist appeal of the Douro region.

Advantages of Rehabilitation:

- Strategic Location: Centrality and proximity to essential and attractive services.
- Real Estate Appreciation: Peso da Régua is constantly growing as a tourist and commercial destination.
- Environmental Quality: Quiet area with no noise pollution, perfect for housing and tourism.

A Unique Opportunity!

The restoration of this building could transform it into an architectural and functional landmark in the city of Peso da Régua, with possibilities ranging from residential use to innovative tourist initiatives.



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With a privileged location, historic external structure and flexibility of use, the innovator is prepared for a very promising future!

#ref: 133227

Gebouwd: 1937

## Algemeen

Afgewerkte vierkante meter: 1092 m<sup>2</sup>

Lot Afmeting: 528 m<sup>2</sup>

## Room details

Total rooms: 4

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/ZAZY-T96152/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T96152/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 133227

