



## House T8 +1 with Project for Tourism - Mesquitela - Mangualde - Viseu



### Agent Info

Naam:	Mário Cardoso
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Mistlampen:	Portugal
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	Portuguese
Website:	

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 571,497.79

### Locatie

Aanbevolen Auto Onderdelen:	Portugal
Staat/Regio/Pronvincie:	Viseu
Plaats:	Mangualde
Adres:	Mangualde, Mesquitela e Cunha Alta
Geplaatst:	03-12-2025

### Omschrijving:

T8 +1 Villa in Little Farm with Project Approved for more constructions  
Mesquitela Mangualde Viseu

In the heart of Mesquitela, Mangualde, discover this T8 +1 villa set within a little farm featuring approximately 9,080 m<sup>2</sup> of rustic land and 659.92 m<sup>2</sup> of urban courtyard, ideal for those seeking space, privacy, and a property with high investment potential.

The house is in good condition and ready to move in, offering several rooms that can be reorganized to suit family needs, and with the possibility of combining residential and professional projects.

### Villa Features

- T8 +1 typology
- Currently with 6 bedrooms in use
- 2 bathrooms
- 2 floors

Private gross area: 145.92 m<sup>2</sup>



Total built area: 375.84 m<sup>2</sup>

The villa offers multiple divisions that can be adapted to bedrooms, living rooms, offices, or support areas, allowing various configurations according to the lifestyle of its future owner.

#### Litle Farm and Surrounding Land

The property functions as a true litle farm, with a very generous exterior area and uncommon resources:

- Rustic land of about 9,080 m<sup>2</sup>
- Urban yard land of 659.92 m<sup>2</sup>
- 4 wells on the property, ensuring abundant water for irrigation and support
- Garden and outdoor areas with excellent potential for leisure zones, cultivation, or small agricultural projects
- Support annexes to the main house
- Building used as garage
- Additional garage with direct street access, facilitating access and parking

The land, mostly flat, allows for very versatile use both for family enjoyment and supporting future investment projects.

#### Location:

Mesquitela, municipality of Mangualde, district of Viseu

Quiet residential area, well integrated into the surrounding landscape

Minutes from Mangualde Railway Station, with quick access to other cities

The location combines typical rural tranquility with proximity to services, transport, and major access points.

Approved Project for other houses constructions a strong investment complement

As an added value to the villa and quinta, this property has an approved PIP (Prior Information Request Project), enabling the development of a project with strong potential for:

Rural Tourism

or

Social Services (for example, senior residence, support unit, etc.)

The PIP (project) provides for:

Maintenance and renovation of the existing building

Possibility of constructing:

6 T4 villas

5 T1 apartments

In addition to the main villa and litle farm, the buyer acquires an urban planning framework already studied for the creation of a small residential complex or other types of buildings, with high potential for



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income and future exploitation.

This is a rare opportunity for those seeking:

- A large villa in a quinta setting
- Land with good natural resources (4 wells) and excellent exterior area

A property that already serves as a residence but comes with an approved PIP, opening the door to a Rural Tourism or Social Services project, with an additional 6 T4 villas and 5 T1 apartments.

If you are looking for a quinta with a T8 +1 villa, generous land, and an urban planning framework already prepared for expansion, this property in Mesquitela, Mangualde, deserves a visit.

Schedule your visit today and discover the full potential of this villa and the project you can develop here.

Book your visit now!

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Nieuw:	Nee
Gebouwd:	1937

### **Algemeen**

Slaapkamers:	6
Badkamers:	2
Afgewerkte vierkante meter:	375,84 m <sup>2</sup>
Lot Afmeting:	9080 m <sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: UR-158-MGL



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