



## 7,983 m<sup>2</sup> Land with Habitable Traditional Cottage, Water Resources & Development Potential



### Agent Info

Naam:	Lucia Da Silva
Bedrijfsnaam:	Prime Properties Madeira
Mistlampen:	Portugal
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	Portuguese
Website:	

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 342,287.79

### Locatie

Aanbevolen Auto Onderdelen:	Portugal
Staat/Regio/Pronvincie:	Madeira
Plaats:	Sao Vicente
Adres:	São Vicente
Geplaatst:	16-01-2026

### Omschrijving:

Set in the lush green landscape of São Vicente, on the north coast of Madeira, this unique mixed-use property comprises two contiguous land plots totaling 7,982.63 m<sup>2</sup>, surrounded by nature and bordering the protected Laurisilva forest, a UNESCO World Heritage ecosystem.

### Main Plot 5,654.83 m<sup>2</sup> with Habitable T2 Palheiro

The larger plot features a traditional Madeiran palheiro with habitable conditions, currently used for family weekends and holidays.

### Layout:

#### Ground floor:

Kitchen

1 bedroom

Bathroom

Storage room

Covered porch (alpendre)



Upper floor:  
1 additional bedroom

The property is connected to:

Mains water  
Electricity  
Septic tank

Surrounding the house are multiple fruit trees, including lemon, apple, kiwi, persimmon, chestnut, and others.

The land offers large flat areas, ideal for:

Vegetable cultivation  
Fruit orchards  
Small-scale agricultural or arboreal projects

The steeper sections are populated with mature trees such as pine and eucalyptus, providing shade, privacy, and a strong connection to nature.

A major highlight is the irrigation water tank and the ARM (Águas e Resíduos da Madeira) water line running through the property, allowing gravity-fed irrigation across most of the land a rare and valuable feature.

Secondary Plot 2,327.80 m<sup>2</sup> with Ruined Palheiro

The second plot includes a palheiro currently in ruins, offering the possibility of reconstruction, subject to applicable regulations.

This area is densely vegetated and features large pine and eucalyptus trees, reinforcing its secluded and natural character.

Planning & Zoning (PDM)

According to the Municipal Master Plan (PDM), both plots are classified as spaces designated for economic activities, which may include:

Agricultural warehouses  
Storage facilities  
Repair workshops  
Service-related buildings

New residential or tourist developments are not permitted, except for buildings that already existed prior to the approval of the current PDM, such as the existing palheiro.

Contact us For more information! - REF: #1466

**Algemeen**



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Afgewerkte vierkante meter: 7716,2 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: #1466

