



## Quinta para venda com projeto aprovado no Douro Valley



### 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 175,356.68

### Locatie

Aanbevolen Auto Onderdelen:	Portugal
Staat/Regio/Pronvincie:	Vila Real
Geplaatst:	27-01-2026
Omschrijving:	

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:

- Deployment area - 206.82 m<sup>2</sup>;



- <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>

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## Algemeen

Afgewerkte vierkante meter: 14999 m<sup>2</sup>

## Lease terms

Date Available:

## Additionele informatie

Website URL: [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

