



## listing



### 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 403,778.14

### Locatie

Aanbevolen Auto Onderdelen:	Portugal
Staat/Regio/Pronvincie:	Aveiro
Geplaatst:	27-03-2026

Omschrijving:

In Fermentelos (Águeda), a rare opportunity has arisen on the market: a large, detached house situated on high ground, offering unobstructed views over the Pateira de Fermentelos and the surrounding countryside.

With a walled plot of around 2,000 m<sup>2</sup> and an impressive 916 m<sup>2</sup> of gross floor area, this property stands out not only for its size, but above all for the enormous potential for appreciation it offers.

A property with multiple potential uses:

- Large-scale owner-occupied home
- Premium renovation project
- Conversion into 2 or 3 independent units (Condominium)
- Investment strategy with strong potential for returns

Features that make the difference:

- 6-bedroom layout, including 2 en-suite bedrooms
- Spacious living room with a fireplace and excellent sun exposure (east/west)
- Two kitchens (including a country-style kitchen with a wood-fired oven)
- Large living room
- Basement with natural light and an area equivalent to the main floor
- Attic with internal access
- Balconies surrounding the house and a panoramic terrace
- 14 enclosed garage spaces + ample outdoor parking
- Plot with garden and backyard

Full infrastructure:

Mains gas, fibre optic broadband, automatic gates, mains drainage, air conditioning in selected rooms — a solid foundation ready for modernisation and appreciation.



## Strategic location:

A quiet, elevated area with stunning scenery — one of the most sought-after spots in Fermentelos, ideal for those seeking privacy, space and unique views.

## Key factor for investors:

The property's layout and positioning allow for a viable plan to create several independent units, maximising returns on an asset with characteristics that are increasingly scarce on the market.

The property is currently let, providing immediate income whilst a future project is being planned.

Opportunities of this scale, location and versatility are becoming increasingly rare.

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## Algemeen

Slaapkamers:	6
Badkamers:	4
Afgewerkte vierkante meter:	320 m <sup>2</sup>
Lot Afmeting:	1426 m <sup>2</sup>

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/ZAZY-T106181/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T106181/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 67393

