



## Mixed-use building for Rehabilitation in the Historic Center of Amarante Excellent Investment Potential

### Agent Info

Naam: António Pereira  
Bedrijfsnaam: ITHLUX  
Mistlampen: Portugal  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Telefoon:  
Languages: Portuguese  
Website:

### Advertentie details

Vastgoed voor: Koop  
Prijs: USD 336,581.79

### Locatie

Aanbevolen Auto Onderdelen: Portugal  
Staat/Regio/Pronvincie: Porto  
Plaats: Amarante  
Geplaatst: 06-10-2026  
Omschrijving:

**CHARMING BUILDING FOR REHABILITATION IN THE HISTORIC CENTER OF AMARANTE PROJECT APPROVED**

In the heart of the historic center of Amarante, this building of character benefits from a privileged location and represents an excellent opportunity to develop a real estate project in one of the most authentic cities in the north of Portugal.

Crossed by the Tâmega River and surrounded by the landscapes of the Serra do Marão, Amarante is distinguished by its architectural heritage, its unique atmosphere and a way of life deeply rooted in Portuguese culture.

The city is also a reference in the Route of the Romanesque, which brings together numerous historical monuments in the Tâmega, Sousa and Douro valleys, testifying to the extraordinary wealth of heritage of this region.

Inserted in this privileged environment, the property benefits from a central location, allowing you to easily reach shops, restaurants, services and the main points of interest of the city on foot.



---

Spread over three floors, the building has a gross construction area of 98 m<sup>2</sup> and currently consists of two apartments and a commercial space on the ground floor.

The property preserves elements of traditional Portuguese architecture that give it its own identity and constitute an excellent basis for an elegant rehabilitation, respectful of its history and character.

The approved rehabilitation project represents a significant added value for a buyer who wishes to carry out his project within a previously defined framework.

The current configuration allows different investment strategies to be explored, whether through the creation of a private residence in the heart of the historic centre, the development of a tourist accommodation project or a rental investment, combining housing and commercial activity.

The true potential of this property lies precisely in the balance between its privileged location, architectural character and the different possibilities of transformation.

More than just a building to rehabilitate, it is a real opportunity to bring life back to a historic building and create a contemporary property, while preserving the soul of Amarante and the authenticity of its heritage.

For an international investor or buyer looking for a unique real estate project in Portugal, this property offers a rare opportunity to acquire a property set in a historical, cultural and tourist context, while allowing you to enjoy a true Portuguese lifestyle.

A building of character in the heart of Amarante, with the possibility of transforming a historic building into a unique, elegant real estate project perfectly integrated into the city's identity.

An excellent investment opportunity. Discover the potential of this property and imagine your next project!

Why invest and live in Portugal?

7th safest country (Global Peace Index 2024 2025)

Excellent infrastructure and motorway network

Top tourist destination (World Travel Awards)

Lisbon, Porto, Madeira and Algarve among the most awarded destinations (WTA)

Mild climate all year round Summer: 25°C | Winter: 15/16°C

Top 10 for quality of life (InterNations)

One of the best countries for expats to live in (InterNations)

Mediterranean Diet Cultural Heritage (UNESCO)

Excellent gastronomy

Praia da Marinha (Algarve) among the best international beaches (Tripadvisor)

Portuguese wines awarded (Forbes rankings)

Portuguese people recognized for their hospitality (InterNations) - REF: ITH4624

Nieuw:

Nee



---

Conditie: Must be reformed

## Algemeen

Slaapkamers: 2

Badkamers: 2

## Lease terms

Date Available:

## Contact information

IMLIX ID: ITH4624

