



Excellent Estate in Marco de Canaveses Next to the Douro River



Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for:	Sale
Price:	USD 1,511,065.76

Location

Country:	Portugal
State/Region/Province:	Porto
City:	Marco de Canaveses
Posted:	Jan 20, 2024

Description:

Excellent opportunity! Farm with 3 adjacent plots for sale, with 300m facing the Douro River with approved projects to build a 5 star rural Hotel with 15 bedrooms + Villa with 4 suites + Villa with 2 suites, all with a wonderful direct view of the Douro River and excellent solar orientation.

The project was initially developed and approved for the construction of a hotel and two villas, in a total of 21 rooms. However, if desired by the buyer, there is already a pre-approval from Turismo de Portugal to join the three plots and change the project, maintaining the exteriors of the buildings and thus building a Hotel of up to 28 rooms.

These changes would be made after the purchase of the land, optionally with the support of the Project Architect.

1 hour away by car from the centre of Porto, but also with river access, thus allowing a memorable arrival for the Hotel's guests.

Since 2019, the owners have been developing the project, thus saving a 5-year journey of bureaucratic processes to obtain licenses from the various institutions.

Energy Rating: F

#ref:QUIAS001

Common



Bedrooms:	15
Bathrooms:	16
Finished sq. ft.:	399 sq m
Lot Size:	46166 sq m

Building details

Number of Garages:	1
Outdoor Amenities:	Pool

Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/THPZ-T8060/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	QUIAS001
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