



## Estate with cork oak forest of excellence located in Grândola



### Agent Info

Name: Imofenix  
Company Name:  
Country: Portugal  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Phone:  
Languages: Portuguese  
Website:

### Listing details

Property for: Sale  
Price: USD 4,041,816.21

### Location

Country: Portugal  
State/Region/Province: District of Setúbal  
City: Grândola  
Posted: Feb 14, 2025

### Description:

Estate located in an area of great demand, with total privacy, 6 km from Muda, 13 km from the center of Grândola and the village of Melides, in addition to being 16 km from the beaches.

It has a 71 m<sup>2</sup> house, dating from 1949, which needs to be restored, and it is possible to expand it to 500 m<sup>2</sup> and include a swimming pool of up to 50 m<sup>2</sup>. The property also has an Agricultural Dependency of 60 m<sup>2</sup>, which can be expanded up to 8,000 m<sup>2</sup>.

There are 80 hectares of land, with excellent quality cork oak forests, and 8 Amadia cork harvests, with an average of 2,000 arrobas per year. In addition, there is stone pine scattered throughout the area.

The water line runs at the edge of the property. Electricity from the grid is available nearby.

Access is via an unpaved road, with approximately 1,900 meters.

Excluded from the SCE, according to paragraph g) of paragraph 2 of article 18 of Decree-Law no. 101-D 2020, of December 7.

Don't miss this opportunity and schedule your visit with us.



Our company assists in all sectors, such as how to obtain the best exchange rates, account opening and bank loan documentation, carrying out improvement works, etc.

- REF: H820

New:	No
Condition:	Must be reformed
Built:	1949

## **Common**

Bathrooms:	1
Finished sq. ft.:	74 sq m
Lot Size:	807125 sq m

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:	H820
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