



Propriedade T5 em Boelhe de 700,00 m²



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 200,342.72

Location

Country: Portugal
State/Region/Province: Porto
City: Penafiel
ZIP code: 4575-081
Posted: Jul 26, 2025

Description:

Historic Farm with Construction Potential | River View | Passinhos – Penafiel

9,400 m² of land | +700 m² of potential construction area

In Passinhos (Boelhe), Penafiel, lies a historic farm with rare characteristics, set in a highly private natural landscape, with panoramic river views and two independent entrances.

This is a unique opportunity for a distinctive rehabilitation project, suitable for tourist accommodation, a rural hotel, an eco-retreat, a prestigious private residence, or a heritage investment.

Property with Historical Value

Originating over a century ago, this property is believed to have functioned as an old convent and, later, as lodging for General Junot's troops during the Napoleonic Invasions.

The stone buildings, currently in ruins, preserve their original design, providing a solid foundation for an architectural rehabilitation project with a strong historical character.

Property Composition and Development Potential



Total potential construction area: over 700 m²

Main House (stone construction)

With existing renovation project, it includes:

Living room

Kitchen

Veranda

Wine cellar

5 suites

Ideal for a guesthouse or charming private residence.

Rear Annex

Envisioned as an independent unit (studio or guest house):

Ground floor with open-plan living room and kitchen

Upper floor with suite

Front Building

Construction suspended at the time, it presents additional construction potential, subject to feasibility and urban planning considerations, with a concept for:

Modern garage with green roof

Connection to the main house via a concrete and glass walkway

Open-plan living room and kitchen

Library

3 bedrooms, including 1 suite

Land and Surroundings

Terraced land with fruit trees

Own water supply



Excellent sun exposure

River and green surroundings

Ideal conditions for sustainable tourism projects, wellness, or exclusive residence amidst nature.

Licensing

Building permit in effect for part of the project

Additional areas have building potential, requiring assessment and licensing from the competent authorities

Location

5 minutes from Boelhe River Beach

Approximately 12 km from Penafiel and Paredes

Approximately 50 minutes from Porto

A location that combines absolute tranquility with good road access.

Legal Notice

Property excluded from the Energy Certification System (SCE), under the terms of subparagraph g) of § 2 of article 18 of Decree-Law No. 101-D/2020, of December 7.

Note on Images and Building Potential

Some of the images shown are merely illustrative and are intended to demonstrate the building and rehabilitation potential of the property, particularly in buildings not yet covered by a building permit.

They do not represent the current state of the property nor do they constitute approved projects, serving exclusively as a conceptual reference for development potential.

#ref: 146344

Common

Bedrooms:	5
Finished sq. ft.:	700 sq m
Lot Size:	9400 sq m

Lease terms

Date Available:



Additional information

Website URL:

http://www.arkadia.com/ZAZY-T100859/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

146344

