



Prédio T15 em Espariz e Sinde de 799,00 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 505,760.96

Location

Country: Portugal
State/Region/Province: Coimbra
City: Tabua
ZIP code: 3420-105
Posted: Oct 25, 2025

Description:

Rare opportunity in the heart of Central Portugal

Ideal for investors, tourism entrepreneurs, or families seeking space, profitability, and quality of life.

We present this multifunctional building, already licensed as Local Accommodation (AL), located in a peaceful area between Espariz and Sinde, in the municipality of Tábua — just minutes from the stunning Serra da Estrela and near a major industrial unit employing around 3,000 people. This makes it strategically ideal for tourism, residential, or commercial use.

Comprising four floors and three independent units, the property is suitable for a wide range of projects: hospitality, multi-family housing, commercial use, or mixed investment with immediate return potential.

Unit A – Basement (Commercial and Residential)

Spacious area with independent access, ready to operate as a café, restaurant, wine bar, or event space.

Fully equipped kitchen

Bar counter and wine cellar



2 men's bathrooms, 5 women's bathrooms, and 1 private WC behind the bar

In addition to the commercial space, the basement includes:

An independent two-bedroom apartment with kitchen and private bathroom

2 additional bedrooms, each with private en-suite bathroom

Unit B – Ground Floor (Residential or Local Accommodation)

5 en-suite bedrooms + 1 additional bedroom

1 bathroom adapted for people with reduced mobility

Large living room

Kitchen with fireplace

Ideal to operate as a charming guesthouse, boutique hotel, or high-comfort residence.

Unit C – First Floor (Residential or Rental Reconfiguration)

5 bedrooms

2 bathrooms

Living room with fireplace

Dining room

Entrance hall

Kitchen

Perfect for large families or for conversion into multiple independent housing units.

Attic (Top Floor – 233 m²)

4 bedrooms



3 storage rooms

1 large bathroom with laundry area

A space with great potential to create studios, leisure areas, coworking spaces, or additional accommodations.

Outdoor Area and Optional Plot

Exterior area of 3,990 m², including a garden, patio, and backyard — ideal for leisure, cultivation, or possible extensions (subject to municipal approval).

There is also the possibility to acquire, in addition to the building, an extra plot of approximately 15,000 m², mostly within urban limits, with over 50 fruit trees, olive trees, and unfinished annexes with bathrooms.

Prime Location

The property is located just:

7 km from the town of Tábua

60 km from Coimbra

A few minutes from Serra da Estrela

With excellent road access and public transport

Nearby you will find:

Playground, sports field, and community pavilion

Churches, local festivities, and an active community

Hiking trails and cycling routes

Schools, kindergartens, supermarkets, pharmacy, health centre, and banks

Asking price for the property: €438.400

Price including the additional 15,000 m² plot: €590,000



This is the right property for those who wish to live with space and comfort or invest with vision and profitability.

Contact me to schedule your visit and discover the true potential of this unique property.

#ref: 126918

Common

Bathrooms:	10
Finished sq. ft.:	799 sq m
Lot Size:	3990 sq m

Room details

Total rooms:	20
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Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/ZAZY-T93926/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	126918
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