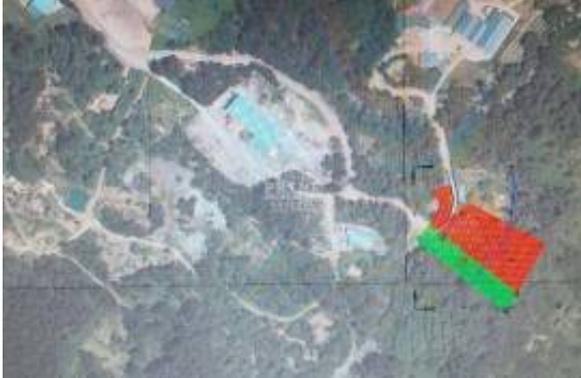




7,983 m² Land with Habitable Traditional Cottage, Water Resources & Development Potential



Agent Info

Name:	Lucia Da Silva
Company:	Prime Properties
Name:	Madeira
Country:	Portugal
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Phone:	
Languages:	Portuguese
Website:	

Listing details

Property for:	Sale
Price:	USD 335,887.1

Location

Country:	Portugal
State/Region/Province:	Madeira
City:	Sao Vicente
Address:	São Vicente
Posted:	Jan 16, 2026

Description:

Set in the lush green landscape of São Vicente, on the north coast of Madeira, this unique mixed-use property comprises two contiguous land plots totaling 7,982.63 m², surrounded by nature and bordering the protected Laurisilva forest, a UNESCO World Heritage ecosystem.

Main Plot 5,654.83 m² with Habitable T2 Palheiro

The larger plot features a traditional Madeiran palheiro with habitable conditions, currently used for family weekends and holidays.

Layout:

- Ground floor:
- Kitchen
- 1 bedroom
- Bathroom
- Storage room
- Covered porch (alpendre)



Upper floor:

1 additional bedroom

The property is connected to:

Mains water

Electricity

Septic tank

Surrounding the house are multiple fruit trees, including lemon, apple, kiwi, persimmon, chestnut, and others.

The land offers large flat areas, ideal for:

Vegetable cultivation

Fruit orchards

Small-scale agricultural or arboreal projects

The steeper sections are populated with mature trees such as pine and eucalyptus, providing shade, privacy, and a strong connection to nature.

A major highlight is the irrigation water tank and the ARM (Águas e Resíduos da Madeira) water line running through the property, allowing gravity-fed irrigation across most of the land a rare and valuable feature.

Secondary Plot 2,327.80 m² with Ruined Palheiro

The second plot includes a palheiro currently in ruins, offering the possibility of reconstruction, subject to applicable regulations.

This area is densely vegetated and features large pine and eucalyptus trees, reinforcing its secluded and natural character.

Planning & Zoning (PDM)

According to the Municipal Master Plan (PDM), both plots are classified as spaces designated for economic activities, which may include:

Agricultural warehouses

Storage facilities

Repair workshops

Service-related buildings

New residential or tourist developments are not permitted, except for buildings that already existed prior to the approval of the current PDM, such as the existing palheiro.

Contact us For more information! - REF: #1466

Common



Finished sq. ft.: 7716,2 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: #1466

