



listing



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 864,085.21

Location

Country: Portugal
State/Region/Province: Leiria
City: Pedrogao Grande
Posted: Jan 21, 2026

Description:

Boutique property with multiple income streams in the centre of Pedrógão Grande

A rare and highly versatile investment opportunity in the heart of Pedrógão Grande: this spacious 10-bedroom property is set on 4,000 m² of well-maintained grounds and offers a variety of income-generating opportunities, whether through hospitality, residential rentals or tourism.

With its historic charm, modern infrastructure and existing sustainable systems, this property is ideal for investors looking for a ready-to-operate boutique hotel, a luxury retreat or a mixed-use hospitality concept.

Main building – potential as a boutique hotel

The heart of the property is a spacious 10-bedroom mansion, currently configured as a spacious residence with three floors, all connected by an internal lift. With minimal adjustments, it could be operated as a boutique hotel or guest house, complete with:

Several reception rooms, including a formal living area, a TV lounge and a music/library room

10 bedrooms, 4 bathrooms and a private office

Diesel central heating and air conditioning in most rooms



Infrastructure to add further bathrooms if required

Annexe with development potential

Separate from the main residence are two valuable development properties:

1. Two-storey building with street access

Approved plans are already in place to convert it into 3 x 2-bedroom flats, ideal for long-term rentals or holiday lets.

Alternatively, this space is perfect for a restaurant or commercial enterprise, with independent access to the street for guests and deliveries.

2. Second residential building

Can be converted into a three-bedroom house, ideal as owner accommodation, staff accommodation or another profitable rental unit.

Resort-style outdoor amenities

The property has high-quality leisure facilities that enhance its value as a hospitality property:

17-metre saltwater swimming pool with shallow lounging area and ambient lighting

Luxurious pool house with retractable glass walls, fully equipped stainless steel kitchen, lounge, toilet, air conditioning and ceiling fans – ideal for events or private dining experiences.

Sustainability and self-sufficiency

This property has been designed with long-term efficiency in mind, significantly reducing operating costs:

29 solar panels, 42 kW battery storage and heat pump system for heating the home and pool.

Private water source, four greenhouses, a chicken run and a large vegetable garden – ideal for eco-conscious hospitality or farm-to-table concepts.

Additional features for investment security

Electric gate and historic boundary fence.

Tree-lined driveway and over 100 solar-powered outdoor lights.

Restored stables, garage with street access and a covered shelter for three vehicles



Key investment highlights

Main house: 10 bedrooms | 4 bathrooms | Internal lift

4,000 m² private plot in the centre of Pedrógão Grande

Conversion potential:

3 x 2-bedroom apartments (approved plans)

3-bedroom second home

Boutique hotel or multi-unit rental

Luxury amenities: saltwater pool, designer pool house

Sustainable systems: solar energy, heat pump, private water supply

Independent access for commercial use or rental units

Conclusion for investors

This is a fabulous property with immense potential for a multi-stream hospitality business, an ecotourism resort or a residential development in one of Portugal's most scenic regions.

With existing infrastructure, permits and luxury features already in place, this is a high-quality investment in an emerging market.

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Common

Bedrooms:	10
Bathrooms:	4
Finished sq. ft.:	720 sq m
Lot Size:	4000 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/ZAZY-T99185/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 142040



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