



## 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 173,047.77

#### Location

Country: Portugal  
 State/Region/Province: Leiria  
 City: Caldas da Rainha  
 Posted: Mar 12, 2026

#### Description:

If you are looking for a magnificent and balanced housing project, in the tranquillity of the countryside but only 5 minutes from everything the city has to offer, you have found it!

Located in Matoeira-Vidais, this project, full of architectural character and contemporary comfort, will become a true private riverside retreat, very close to Caldas da Rainha.

This property is hidden in a peaceful riverside landscape, all just a stone's throw from the city of Caldas da Rainha.

This project offers you the opportunity to create a timeless home in Portugal, surrounded by water, fertile land and tranquil beauty, without sacrificing access to culture, services and everyday life.

#### THE PROJECT

A house with personality and an approved architectural design

The property benefits from a fully approved architectural renovation project, allowing construction to begin with clarity, security and flexibility

This architectural project was designed to respect the original character of the building, introducing contemporary standards of comfort and quality, offering the freedom to customise materials and finishes, creating a home that truly reflects the lifestyle and taste of its owners.

#### ARCHITECTURAL CONCEPT

Interior concept — Refined authenticity



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The house originates from an old wine cellar, whose original volume and proportions have been carefully preserved. The architectural approach embraces this heritage, transforming it into an elegant and light-filled living space suited to modern life; natural light, generous volumes and visual connections to the outside define the interior atmosphere, creating a calm and welcoming environment throughout the house.

## LIVING AREAS

- Open, bright and connected spaces
- Entrance hall and social circulation
- Spacious kitchen and dining area designed for gatherings
- Living room with double height ceiling.
- Large openings facing north, south and west
- Strong visual and physical connection to the surrounding landscape
- Laundry and service spaces discreetly integrated

## PRIVATE AREAS

- Private areas — comfort and privacy
- Ground floor room suitable as a bedroom or home office
- Three bedrooms with en-suite bathrooms on the first floor
- Master suite with walk-in wardrobe
- First-floor lounge or distribution area, ideal as a reading or relaxation space
- Each private space has been designed to offer comfort, privacy and a peaceful relationship with the surrounding natural environment.

## OUTDOOR LIVING

- Outdoor living — A lifestyle defined by nature
- The outdoor areas have been designed as an extension of the interior spaces, encouraging outdoor living throughout the year.
- Covered parking area
- Garage or storage space
- Swimming pool integrated into the landscape
- Barbecue and outdoor dining area
- Fire pit for evening gatherings
- Landscaped garden
- Vegetable garden or orchard
- Open meadow with fertile soil
- Direct access to the Tornada River
- A truly exceptional feature of this property is its direct access to the river and connection to additional land bordered by two rivers. This creates a rare sense of relaxation, natural wealth and harmony with nature

## PLANS AND LAYOUT

The layout of the house has been designed to ensure fluid circulation, a clear separation between social and private areas, and a strong relationship with the outdoor spaces.

## LOCATION



The best of both worlds

Located in Matoeira, in the parish of Vidais, the property is just 6 minutes from Caldas da Rainha, as well as the A8 and A15 motorways, and 20 minutes from Foz do Arelho beach, among others in the vicinity.

In this setting, residents will enjoy the tranquillity of rural life, while still being close to restaurants, markets, healthcare, schools and cultural life.

## FEATURES OF THIS PROJECT

- Approved architectural design
- Freedom to customise finishes and materials
- Possibility of minor adjustments to the design
- Full supervision of construction quality
- Potential tax and investment advantages
- Rare riverside location with additional land
- Property and land with approved project

Come and visit and be enchanted!

#ref: 837833

## Common

Finished sq. ft.:	2541 sq m
Lot Size:	2541 sq m

## Lease terms

Date Available:

## Additional information

Website URL:	<a href="http://www.arkadia.com/ZAZY-T105748/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/ZAZY-T105748/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	837833
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