



104,060m² Site with Native Mine, Fish Tanks and Complete Leisure | Botucatu Region



Agent Info

Name: António Pereira
Company: ITHLUX
Name:
Country: Portugal
Experience since:
Service Type: Selling a Property
Specialties:
Property Type: Apartments
Phone:
Languages: Portuguese
Website:

Listing details

Property for: Sale
Price: BRL 925,000

Location

Posted: Jul 10, 2026

Description:

Comfort, Self-Sufficient Nature and Structure of Excellence in the Botucatu Region

ITHLUX presents this magnificent ready-to-live-in place, ideal for those who want to wake up every day with an incredible panoramic view and enjoy the quality of life that only the interior of São Paulo can offer. Combining an impeccable leisure infrastructure with a very well-sized productive area, this property stands out for its high potential for appreciation and versatility (whether for leisure, animal husbandry or rural tourism).

Residential and Social Highlights:

Main Headquarters: Spacious residence, very well ventilated and designed to maximize natural lighting and contemplation of the mountain landscape.

Charming Gourmet Space: Covered social area, equipped with traditional barbecue and wood-fired pizza oven, ideal for receiving guests in moments of fraternization.

Subsistence and Nature: Varied orchard already formed in full production of fresh fruits.

Operational Infrastructure and Water Self-Sufficiency:

Native Water Wealth: The property has a native water mine with constant flow, equipped with a



charming water wheel that ensures sustainable and economical supply.

Aquaculture: It has 2 perfectly structured fish tanks for sport fishing or fish farming.

Livestock and Logistics: It has a completely new hose corral with structural capacity for the comfortable handling of up to 30 head of cattle.

Storage and Energy: Fully installed electricity network and water storage system with reservoirs totaling 4,000 liters of capacity.

Location and Strategic Surroundings

Prestigious Pole: Located in the Botucatu Region, SP, one of the most valued areas in the interior for its strong appeal of ecological tourism, fresh air and safety.

Access to Conveniences: Positioned at an ideal strategic distance from local rural urban centers, ensuring absolute tranquility and privacy, without losing quick access to markets, pharmacies, gas stations and basic commerce.

Transportation and Logistics Access

Quality Accessibility: The site has well-maintained access roads, facilitating the entry of passenger cars and trucks for the flow of animals or fruits. Excellent connectivity with the main highways that cross the Botucatu hub (such as the Marechal Rondon Highway and the Castelinho Highway), ensuring a safe trip for those traveling from the capital São Paulo. - REF: ITH4507

New: No

Common

Bedrooms:	2
Bathrooms:	2
Lot Size:	104060 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: ITH4507

