



## Ruined House for Reconstruction with Approved Project for AL – Vila Nova de Foz Côa



### Informações do Revendedor

Name:	António Pereira
Nome da Empresa:	ITHLUX
País:	Portugal
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	Portuguese
Website:	

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 122,033.04

### Localização

Country:	Portugal
State/Region/Province:	Guarda
Cidade:	Vila Nova de Foz Coa
Adicionado:	25/02/2026

#### Informação adicional:

Excellent investment opportunity in Vila Nova de Foz Côa, inserted in the Côa Valley classified as a World Heritage Site by UNESCO one of the most relevant cultural and archaeological regions in Portugal and integrated in the Douro region.

The property is currently in a state of ruin and is sold with a fully approved reconstruction project, including architecture, all specialties and municipal licensing, allowing the new owner to start the work immediately, without bureaucratic obstacles.

The project was designed for Local Accommodation (AL), with a versatile and profitability-optimized configuration, ideal for short-term tourist rental or small charming accommodation unit.

#### Key Information

Approved construction area: 231 m<sup>2</sup>  
Location: Vila Nova de Foz Côa Côa Valley (UNESCO)  
Status: Ruin for full reconstruction  
Approved use: Local Accommodation (AL)  
Typology: T5



Bathrooms: 5

Energy certificate: Class B

Distribution of the Approved Project

Ground floor (independent access):

2 bedrooms

Living room and kitchen in open space

Stand-alone unit, ideal for independent rental

1st Floor:

3 independent bedrooms

Designed for individual rental

Outdoor Space:

Private patio with pergola, designed for the enjoyment of guests

Rear Annex:

Laundry

Storage room technical area

Property Highlights

Fully approved design and licenses

Significant reduction in risk and development time

Location in a tourist area in strong growth

Proximity to the archaeological heritage of the Côa Valley and the Douro wine region

High profitability potential for Local Accommodation or charm unit

It is a true "turnkey" project for immediate construction, representing a rare investment opportunity in a protected area, of high cultural, tourist and heritage value.

Excellent profitability potential.

Strategic location in a historic and wine area.

For more information or to send the approved project, please contact us.

Why invest and live in Portugal?

7th safest country (Global Peace Index 2024 2025)

Excellent infrastructure and motorway network

Top tourist destination (World Travel Awards)

Lisbon, Porto, Madeira and Algarve among the most awarded destinations (WTA)

Mild climate all year round Summer: 25°C | Winter: 15-16°C

Top 10 for quality of life (InterNations)

One of the best countries for expats to live in (InterNations)

Mediterranean Diet Cultural Heritage (UNESCO)

Excellent gastronomy

Praia da Marinha (Algarve) among the best international beaches (Tripadvisor)

Portuguese wines awarded (Forbes rankings)



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Portuguese people recognized for their hospitality (InterNations)  
- REF: ITH4098

Novo: Não  
Condição: Must be reformed

### **Comum**

Quartos de dormir: 5  
Banheiro: 5

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: ITH4098

