



## listing



### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 4,499,242.09

### Местоположение

Страна:	Португалия
Область:	District of Setúbal
Город:	Сетубал
Добавлено:	08.03.2026

#### Описание:

Exclusive 52-hectare wine estate in the Arrábida Natural Park – Potential for wine tourism, rural tourism and eco-tourism

At the entrance to the city of Setúbal, in the heart of the Arrábida Natural Park – one of the most valued and emblematic natural areas in Portugal – lies this extraordinary wine estate covering around 52 hectares, where the authenticity of the landscape, agricultural tradition and enormous potential for development come together in an environment of rare beauty.

Surrounded by unspoilt nature and benefiting from sweeping views over the surrounding mountains and fields, this farm offers a rare balance between privacy, tranquillity and immediate proximity to the centre of Setúbal, located just five minutes away. The property also benefits from quick access to Lisbon and the international airport in around 40 minutes, making it particularly attractive to both national and international investors.

Wine production occupies a central place on this property. The farm includes approximately 7.5 hectares of vineyards, carefully planted with highly recognised and quality grape varieties, including Chardonnay, Moscatel, Viognier, Alvarinho, Touriga Nacional, Syrah and Cabernet Sauvignon.



These vineyards contribute to consistent and promising production, set in a terroir characteristic of the region, where the combination of Mediterranean climate, soil type and proximity to the sea creates particularly favourable conditions for the production of wines of great quality and personality. This unique natural setting allows the development of wines with their own identity and strong connection to the territory of Arrábida and the Setúbal region.

In addition to the agricultural and wine-growing component, the property has a set of buildings with great versatility and potential for appreciation.

Of particular note is a warehouse of approximately 312 m<sup>2</sup>, a large and functional space that can easily accommodate up to five vehicles or be used for agricultural equipment and machinery. This building also includes a residential area consisting of three bedrooms, a bathroom and a large room prepared for the installation of a kitchen. The complex is complemented by a magnificent terrace with an open view over the vineyards, a privileged space to enjoy the surrounding landscape.

There is also a renovated residential building of approximately 98 m<sup>2</sup>, spread over two floors. On the ground floor there is a kitchen, a living room and a bathroom. On the upper floor, a large and bright suite or bedroom provides a cosy and tranquil atmosphere.

Complementing the built complex are two ruins with extraordinary potential for rehabilitation, with areas of 177 m<sup>2</sup> and 477 m<sup>2</sup> respectively, which can be rebuilt and transformed into residential projects, tourist accommodation or infrastructure linked to wine tourism. We invite you to watch the video of the property to better understand the extraordinary potential of these buildings and imagine the projects that could be developed here.

The farm also includes several traditional agricultural infrastructures, such as tanks, old lime kilns and support buildings, elements that reinforce the historical and authentic character of the place.

The land is further enriched by a large agricultural and fruit-growing area, with olive, walnut, almond, fig and lemon trees and a vast orchard, reflecting the productive diversity and natural wealth of this territory.

In terms of water resources, the property benefits from natural springs, a recent borehole and several water reservoirs, ensuring autonomy and sustainability for the various agricultural activities.

Located in one of Portugal's most prestigious natural regions, between the mountains and the sea, the property is also close to the beaches of Arrábida, considered among the most beautiful in Europe, and to the cultural, gastronomic and economic dynamism of the city of Setúbal.

More than just a rural property, this farm represents an exceptional opportunity



to develop a distinctive wine tourism, rural tourism or eco-tourism project of reference, combining nature, wine, heritage and quality of life.

Ideal for visionary investors or lovers of the wine world, this property has all the conditions to become a prestigious project in the Arrábida region, where tradition, landscape and economic potential come together.

#ref: 820931

## Общие

Спальни:	4
Ванные комнаты:	2
Готовые кв.м.:	200 кв м
Площадь участка:	525330 кв м

## Building details

Number of Garages:	1
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## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта:	<a href="http://www.arkadia.com/ZAZY-T105665/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/ZAZY-T105665/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	820931
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