



Riodades - Villa



 13
Bedrooms

 12
Bathrooms

 1013
Area (m²)

 1902,8
Land Area (m²)

 Garage

 Swimming Pool

550 000 €
(EUR €)

ESTATE FOR EVENTS AND RURAL TOURISM - SÃO JOÃO DA PESQUEIRA - VISEU

Farm for Rural Tourism, and Events, located in Riodades, in São João da Pesqueira - Viseu

Farm with 41.930m²,
Composed of 4 buildings, implemented in an urban area with 1,902.8 m², contiguous to a rustic area of about 40,000 m².

Property located in Riodades, Municipality of São João da Pesqueira, District of Viseu.
About 15 minutes from the River Beach of Ponte da Vila and the Távora Walkways, where it is possible to enjoy the Távora River and the Vilar Dam, and the other nearby river beaches, with unique landscapes and framed with the mountains and countryside.



Mário Cardoso

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RUA PEDRO ÁLVARES CABRAL, 24, 2ºA - LOURES (Infantado)
AMI 12563

¹ (Call to national fixed network) | ² (Call to national mobile network)



Possibility of expansion to campsite or glamping.

===== About the 4 Buildings =====
Housing - Energy Class A+

Large rooms

=== 1st Floor ===

Living room with fireplace

Kitchen

Pantry

Suite (WC with bathtub)

2 Bedrooms

Full bathroom

Hall and corridor

=== 2nd Floor ===

2 bedrooms with windows to mountain landscape,

1 office,

3 bedrooms with velux windows,

TOILET

The villa has central heating with wood burning boiler system, solar panels and double glazed windows.

Garage for 2 cars

=== Tourist Building 1 - Suites ===

Composed by:

5 Suites with 27m2

Equipped with 1 double bed, plus two and a half beds

Independent access to the outside

Double glazed windows

Central Heating

=== Tourist Building 2 - 1 Bedroom Apartment ===

1 bedroom apartment with 60 m2 fully equipped,

1 double bed,

It has a partition, and an area with another bed,

Living room with sofa bed.

Equipped kitchenette

TOILET

=== Restaurant + Café Building - 500m2 ===



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Restaurant - Capacity for 70 seats

Cafe - Capacity for 30 seats

Industrial kitchen, fully equipped

Dishwasher

2 bathrooms for staff

2 bathrooms for guests

Large warehouse

Terrace with terraces with views

Changing rooms for users of the two swimming pools

Outdoor Space - Leisure and Event Organization

Garden with extensive lawn area

Small chapel and space for weddings and christenings

Patio with covered part where there is a wood oven and grill

=== 3 Swimming Pools ===

Large Swimming Pool 12x6mts

Medium swimming pool (next to the villa and accommodation suites)

Children's pool

--- All the buildings are very well maintained, including all the roofs were replaced two years ago. ---

=== Support and Complementary Structures ===

Laundry

Parking inside the property (next to the restaurant)

House of the 2nd wood-fired oven

Living room with fireplace for smokers

Collections

Capoeiras

Kennel with 6 Boxes

Propane Gas Tank with 2000 L buried, to supply to all buildings.

Organic vegetable garden area

Automatic irrigation pump with water from wells and artesian borehole

===Communications===

Fiber Optic Internet Connection

===Sewage and Water===

connected to the municipal network.



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===Fruit trees===

111 olive trees

30 almond trees

16 walnut trees

12 cherry trees

3 loquat trees

2 peach trees

Quince Trees

Strawberry trees

Laurels

Oaks

Pine forest...

=====

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Property Features

- Heating
- Wood burner
- Equipped kitchen
- Garden
- Garage
- Floors: 2
- Drive way
- Guest cottage
- Bread oven
- Main drainage
- Quiet Location
- Sealed land area
- Mains water
- Fitted wardrobes
- Fireplace
- Pool
- Terrace
- Built year: 1997
- Laundry
- Views: Countryside views
- Double glazing
- Borehole
- Attic
- Well
- Energetic certification: A+



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