

Riodades - Villa









13 Bedrooms





Area (m²)





Land Area (m²)



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

+351 910 171 111 ²

Broker

mario.cardoso@urbanready.pt

T +351 910 171 111 2 · T +351 21 584 88 88 1 · E urbanready@urbanready.pt RUA PEDRO ÁLVARES CABRAL, 24, 2ºA - LOURES (Infantado) **AMI 12563**





Reference
Scan the QR code to view the property



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 ===



Mário Cardoso

+351 910 171 111 ²

Broker

mario.cardoso@urbanready.pt

T +351 910 171 111 ² · T +351 21 584 88 88 ¹ · E urbanready@urbanready.pt RUA PEDRO ÁLVARES CABRAL, 24, 2°A - LOURES (Infantado) AMI 12563





Reference



Scan the QR code to view the property

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.



Mário Cardoso

Broker

+351 910 171 111 ²

mario.cardoso@urbanready.pt

T +351 910 171 111 ² · T +351 21 584 88 88 ¹ · E urbanready@urbanready.pt RUA PEDRO ÁLVARES CABRAL, 24, 2°A - LOURES (Infantado) AMI 12563



UR-130-SJP B [IN-01]

Scan the QR code to view the property

Reference



===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...

Call now and learn more about this property.

At Urban Ready we make your real estate journey more digital and more personalized. We simplify the processes in buying and selling real estate, represent your interests and integrate services using technology.

We are an experienced and multidisciplinary team, which gives full support and support to your need to acquire or sell real estate, promoting relationships and business safely, so that you have the best real estate experience.

We guarantee the utmost discretion and commitment to an excellent service. No worries, with confidence - we'll take care of everything!



Mário Cardoso

+351 910 171 111 ²

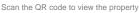
mario.cardoso@urbanready.pt

T +351 910 171 111 2 · T +351 21 584 88 88 1 · E urbanready@urbanready.pt RUA PEDRO ÁLVARES CABRAL, 24, 2ºA - LOURES (Infantado) **AMI 12563**





Reference





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

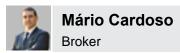
Double glazing

• Borehole

• Attic

• Well

• Energetic certification: A+



+351 910 171 111 2

mario.cardoso@urbanready.pt