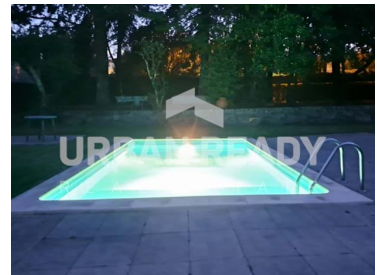




Mangualde, Mesquitela e Cunha Alta - Farmhouse



 6	 2	 375,84	 9080			795 000 €
Bedrooms	Bathrooms	Area (m ²)	Land Area (m ²)	Garage	Swimming Pool	(EUR €)

Farm with House T8+1 with land - Mangualde - Viseu

Farm with House 8 Bedrooms + 1 Bedroom in Mangualde - District of Viseu

Located in Mangualde, this farm offers an 8+1 bedroom villa, with several annexes, swimming pool, lush garden and fruit trees.

Located a 5-minute walk from Mangualde Train Station, and about a 1-minute drive.

Property with several potentialities. The land that is part of the property allows for more construction, and adaptable to various realities and needs

It can be used for tourism, housing tourism, housing building or social services, such as nursing home, day center, clinic, etc.

Summary Dimensions:



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AMI 12563

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



Total land area: 9,363.80m².
Total implantation area: 1,258.05m².
Gross Construction Area: 2,220.90m².
Number of floors: 2.
Total Parking: 20 Spaces.

A project was carried out, which serves as an example of the use and occupation that can be made, but is adaptable to another reality

Tourism Project (PIP):

It has an approved Project (PIP) for Tourism Project with 38 Rooms.

Refurbishment of the existing building

Expansion to 11 new homes:

6 4 bedroom villas with 2 floors

5 1 bedroom villas with 1 floor.

There will also be adaptation of the main house and an expansion to a restaurant area in the annexes, promoting the best of local gastronomy and culture.

Integration into the Natural and Residential Landscape:

Integrated in a natural residential area, this tourist development harmonizes with the existing landscape.

The new constructions are organically integrated and dispersed over the almost flat terrain.

Contemporary and Elegant Architecture:

Houses to be built stand out for their contemporary architecture, with sloping roofs and simple design.

Clean lines, quality materials and a carefully selected color palette for a good urban setting.

Modern Comfort and Smart Use of Space:

Distribution of spaces to make it easier to use as a space.

Modern, comfortable and elegant concept.

Direct relationship between the inside and outside, creating a sense of unity.

Capacity and Comfort for a Memorable Stay:

1 House T8+1

6 Houses T4

5 1 Bedroom Villas

Total of 38 rooms

Parking - 20 spaces

Discover this unique property in Mangualde, Viseu,

a space with a unique project, which has an approved PIP, which allows an immersion in the natural and cultural beauty of the region.



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Property Features

- Heating
- Pool
- Proximity: Mountain, Beach, Restaurants, Hospital, Schools
- Garage
- Floors: 2
- Storage / utility room
- Guest cottage
- Main drainage
- Quiet Location
- Energetic certification: F
- Balcony
- Fitted wardrobes
- Garden
- Terrace
- Built year: 1937
- Wine cellar
- Views: Mountain views, Pool view, Village view, Garden view
- Pantry
- Attic
- Closed fireplace
- Mains water



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