







€400,000

Ref: PP176220

120 sqm

A Property with three bedrooms, two w/c and Bar/Restaurant to rebuild and refurbish, with huge Touristic potential . The well known "Levada dos Balcões"passes alongside the Property.…

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Property Description

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Incredible View !

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Levada Property Madeira – Charming Opportunity with Outstanding Views in Santana

Overview
Introducing a unique property in Santana, Madeira – a delightful three□bedroom home with two bathrooms and a bar/restaurant space ready for renovation or redevelopment. This residence offers significant touristic potential and represents a rare opportunity for investors or homeowners seeking character and development upside in a scenic island setting.

Property Description
Set on a generous 890□m² plot with captivating views and excellent natural light, this property blends traditional charm with creative potential. The existing living space (approx. 120□m²) affords flexible options: renovate and reimagine the current house, convert the commercial space into a successful local business, or create a combined residential and holiday rental concept.

One of the standout features is its location adjacent to the famous Levada dos Balcões – a well□known waterway trail that draws walkers, nature lovers, and tourists from around the world. This proximity provides not only scenic appeal but also added visibility and access to Madeira’s renowned levada network.

The property benefits from stunning sunrise and sunset light, panoramic views, and an east□facing orientation that captures morning warmth – enhancing both the living experience and potential rental appeal. Local cafes, restaurants, and amenities are within easy reach, making this an appealing spot for visitors or permanent living.

About Santana & Surroundings
The property is located in Santana, a distinctive region in the north of Madeira Island known for its traditional thatched houses, lush green landscapes, and superb natural beauty. Madeira itself is a year□round destination celebrated for its mild climate, dramatic mountains, world□class levadas (irrigation paths ideal for hiking), and welcoming island lifestyle.

Santana is ideal for those seeking a peaceful setting with authentic Madeiran culture, yet still within reach of stunning nature trails, local gastronomy, and coastal viewpoints. Its mix of natural attractions and tranquil living makes it desirable for both holiday homes and lifestyle relocations.

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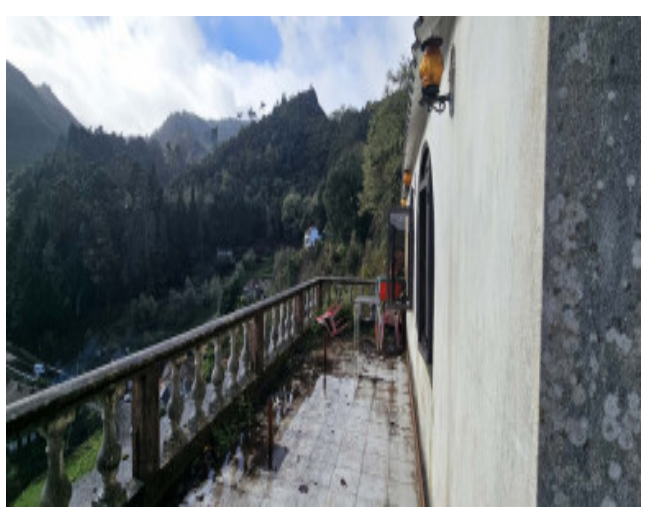
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Additional Details

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Site Floorplan

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