







€1,300,000

Ref: DL35462

197 sqm

2+1 bedroom farm with 11 hectares, located next to Lagoa de Santo André, consisting of a single storey house with 120 m²...

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logo
Image not

Property Description

2+1 bedroom farm with 11 hectares, located next to Lagoa de Santo André, consisting of a single storey house with 120 m² and an agricultural warehouse. The land has a smooth topography with strips of native vegetation that preserve the landscape continuity up to the lagoon line.

The farm is part of a protected area subject to land use planning constraints that prohibit new housing constructions, ensuring the maintenance of the natural character and unobstructed views. These constraints imply limitations to building interventions and the need for specific authorisations for changes of use or works in the existing building.

The Housing has 120 m², typology T2+1 can be increased to about 300m2 but cannot be relocated (data measured at the last meeting at the City Council of Santiago do Cacém, the property has a PIP requested in 2023 that is no longer in force but which is indicative of what can be built.

The agricultural support warehouse can be increased up to 1000m2 according to the PIP and can be relocated.

As this is a protected area and it is factual the impossibility of building new houses both on this and on neighbouring lots, the alteration and expansion works depend on opinions and authorisation from the competent authorities in environmental matters and spatial planning.

It is a property with an expressive natural component and strong landscape and legal conditioning, suitable for a buyer who values the conservation of the place and the exploitation compatible with the protection regime.

Gallery














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Additional Details

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Site Floorplan

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