



€6,000,000

Ref: JL-99367

Mixed-use property with 30.4 hectares, one main house, three buildings and a swimming pool, located in Santa Margarida da Serra, in the municipality of Grândola, Setúbal district.L...

- Garden
- Dishwasher
- Fridge
- Oven

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Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940

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Property Description

Mixed-use property with 30.4 hectares, one main house, three buildings and a swimming pool, located in Santa Margarida da Serra, in the municipality of Grândola, Setúbal district.

Located in one of the most sought-after areas of the Alentejo Coast, characterised by its natural surroundings, privacy and accessibility, Herdade dos Castelhanos combines a diverse rural component with a fully licensed urban component ready for occupation, representing an investment opportunity.

The urban component is fully licensed and ready for residential use, including one house and three buildings.

The main house has 265 sqm of construction area, distributed as a single-storey 2-bedroom villa.

The property features 231 sqm of private area and 34 sqm of dependent area, having obtained its use licence in 2022.

The house is organised with a functional and contemporary layout, comprising two suites, including a master suite, a spacious living room with excellent natural light, dining room with direct connection to the social area, modern fully equipped kitchen, pantry, independent laundry room, entrance hall and guest bathroom.

The second building offers 55 sqm distributed across four divisions, including a kitchen with fireplace, two bedrooms and a full bathroom.

The third building features 177 sqm organised into eight divisions, functioning as semi-independent units comprising four bedrooms and two bathrooms, one suite with private bathroom, living room with fireplace and a laundry room.

The fourth building offers 83 sqm divided into five divisions, including a functional kitchen, two bedrooms and a bathroom.

Designed by Fernando Pedreira, these support buildings already hold a 2018 licence for warehouse and industrial use, allowing their use for agricultural support, additional accommodation, storage or other activities linked to the agricultural and rural sector.

The property is equipped with complete water and sewage infrastructure, electrical, thermal and telephone installations, complying with legal and technical requirements regarding fire safety and acoustic performance.

The estate benefits from a right of way measuring 390 metres in length and four metres in width, ensuring adequate accessibility for people, equipment and vehicles.

The rural component includes cork oak woodland, holm oak woodland, pine forest, various fruit trees, arable crops, pastureland and a watercourse bed, providing a diverse landscape and potential for agricultural, forestry and leisure use.

The estate borders Monte Novo dos Castelhanos to the north, Ribeira Abaixo and Cidrão to the south, Moinho dos Castelhanos to the east, and Ribeira Abaixo and Pampilhais to the west.

The location in Santa Margarida da Serra, in the municipality of Grândola, Setúbal district, offers proximity to the Comporta region and the beaches of the Alentejo coast.

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Gallery



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Additional Details

Property Features

Garden	Dishwasher	Fridge
Oven		

Site Floorplan

