



## São Vicente do Paul e Vale de Figueira - Villa



N/A  
CLASSE  
ENERGÉTICA

 **3** Bedrooms    
  **1** Bathrooms    
  **201** Area (m<sup>2</sup>)    
  **441** Land Area (m<sup>2</sup>)    
  Garage    
**58 000 €**  
(EUR €)

### House with 201m2 to restore on a plot of 441m2 - 1h from Lisbon

REF. ARM/0962

Construction to rehabilitate, with potential up to T6 (or higher), composed of two "L" shaped divisions connected to each other by a wide opening, with a total covered area of 201 m2.

Located in an urban perimeter, it currently serves as a warehouse / workshop / small factory or diversified company.

Notwithstanding the current purpose, it can be converted to residential purposes upon presentation of a project.

Being an open space construction, it facilitates creativity for an eventual project, given the lack of central pillars or structures in the center of the construction.



**João Ferrão**

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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



It is located in the centre of Vale de Figueira, about 500 metres (5 minutes walk) from the CP stop in the same town (Northern line, Lisbon-Porto).

Close to school, health centre, bus stop, public garden and small local shops.

**\*Features\***

It is located on land with a total area of 441 m<sup>2</sup>. Of which 241 m<sup>2</sup> are uncovered, making it possible to use it for patio/ terrace/ garden/ vegetable garden/ parking.

The property benefits from optimal sun exposure.

It is level, completely sealed and allows all privacy inside. It has two accesses to the residential street: one by direct door and the other by an independent gate to the uncovered area (vehicles).

It is connected to the public sewerage, electricity and water network.

The property is integrated in the urban perimeter of the locality, classified as ARU (Urban Rehabilitation Area), which allows access to the inherent tax benefits (IMI, IMT, VAT). In structural terms, it needs total intervention on the roof, the walls are intact and in good condition, requiring minor repairs and painting (depending on the use for which it is intended).

Due to the characteristics of the covered area - all large and without pillars in the middle -, this property is ideal for projecting your dreams and needs, namely for your business, a villa in the field of typology T6 (or higher), or even the formation of a local accommodation taking advantage of the geographical location and the surroundings.

**\*Surrounding\***

The entire surroundings present tranquility and privacy.

In the surroundings it is possible to enjoy contact with nature due to the proximity of rural area, forest area and proximity to the Tagus River and the Alviela River.

The mouth of the Alviela River is 3 km away, and the Rebentão (Tagus) Dike is 4 km away.

Request more detailed information and schedule your visit.

**\*Access\***

A1 - Lisbon: 1h

A1 - Leiria: 1h

N365/N3 or CM1348 – Santarém: 15 min

N365 - Golegã: 15 min

Northern Line – Lisbon: 1h15; Santarém: 06 min (Regional).

Hourly calls on weekdays. On weekends and holidays with connections at peak times.

Exempt from energy certification under Article 9(2)(d) of DL 101-D/2020



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We have qualified technical staff, as well as several partners recognized for their professional paths.

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## Property Features

- Proximity: Restaurants, City, Open field, Pharmacy, Public Transport, Schools, Playground
- Garage
- Drive way
- Main drainage
- Central location
- Energetic certification: Exempt
- Mains water
- Fenced plot
- Built year: 1937
- Views: Countryside views, Village view
- Quiet Location
- Walled land area
- Solar orientation: South, West



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