






Riodades - Villa



 **13**
Bedrooms

 **12**
Bathrooms

 **1013**
Area (m²)

 **1902,8** 
Land Area (m²) Garage


Swimming Pool

550 000 €
(EUR €)

FARM FARM RURAL TOURISM AND EVENTS - SÃO JOÃO DA PESQUEIRA - VISEU

Farm for Rural Tourism, and Events, located in Riodades, in São João da Pesqueira - Viseu

Farm with 41.930m²,
Composed of 4 buildings, implemented in an urban area with 1,902.8 m², contiguous to a rustic area of about 40,000 m².

Property located in Riodades, Municipality of São João da Pesqueira, District of Viseu.
About 15 minutes from the River Beach of Ponte da Vila and the Távora Walkways, where it is possible to enjoy the Távora River and the Vilar Dam, and the other nearby river beaches, with unique landscapes and framed with the mountains and countryside.



Mário Cardoso

Broker

+351 910 171 111 ²

mario.cardoso@urbanready.pt

T +351 910 171 111 ² · T +351 21 584 88 88 ¹ · E urbanready@urbanready.pt
RUA PEDRO ÁLVARES CABRAL, 24, 2ªA - LOURES (Infantado)
AMI 12563

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Possibility of expansion to campsite or glamping.

==== About the 4 Buildings =====
Housing - Energy Class A+

Large rooms

==== 1st Floor ===

Living room with fireplace

Kitchen

Pantry

Suite (WC with bathtub)

2 Bedrooms

Full bathroom

Hall and corridor

==== 2nd Floor ===

2 bedrooms with windows to mountain landscape,

1 office,

3 bedrooms with velux windows,

TOILET

The villa has central heating with wood burning boiler system, solar panels and double glazed windows.

Garage for 2 cars

==== Tourist Building 1 - Suites ===

Composed by:

5 Suites with 27m2

Equipped with 1 double bed, plus two and a half beds

Independent access to the outside

Double glazed windows

Central Heating

==== Tourist Building 2 - 1 Bedroom Apartment ===

1 bedroom apartment with 60 m2 fully equipped,

1 double bed,

It has a partition, and an area with another bed,

Living room with sofa bed.

Equipped kitchenette

TOILET

==== Restaurant + Café Building - 500m2 ===



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Restaurant - Capacity for 70 seats
Cafe - Capacity for 30 seats

Industrial kitchen, fully equipped
Dishwasher
2 bathrooms for staff
2 bathrooms for guests
Large warehouse

Terrace with terraces with views
Changing rooms for users of the two swimming pools

Outdoor Space - Leisure and Event Organization

Garden with extensive lawn area
Small chapel and space for weddings and christenings
Patio with covered part where there is a wood oven and grill

=== 3 Swimming Pools ===
Large Swimming Pool 12x6mts
Medium swimming pool (next to the villa and accommodation suites)
Children's pool

--- All the buildings are very well maintained, including all the roofs were replaced two years ago. ---

=== Support and Complementary Structures ===
Laundry
Parking inside the property (next to the restaurant)
House of the 2nd wood-fired oven
Living room with fireplace for smokers
Collections
Capoeiras
Kennel with 6 Boxes

Propane Gas Tank with 2000 L buried, to supply to all buildings.

Organic vegetable garden area

Automatic irrigation pump with water from wells and artesian borehole

===Communications===
Fiber Optic Internet Connection

===Sewage and Water===
connected to the municipal network.



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===Fruit trees===

- 111 olive trees
- 30 almond trees
- 16 walnut trees
- 12 cherry trees
- 3 loquat trees
- 2 peach trees
- Quince Trees
- Strawberry trees
- Laurels
- Oaks
- Pine forest...

=====

Call now and learn more about this property.

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Property Features

- Heating
- Wood burner
- Equipped kitchen
- Garden
- Garage
- Floors: 2
- Drive way
- Guest cottage
- Bread oven
- Main drainage
- Quiet Location
- Sealed land area
- Mains water
- Fitted wardrobes
- Fireplace
- Pool
- Terrace
- Built year: 1997
- Laundry
- Views: Countryside views
- Double glazing
- Borehole
- Attic
- Well
- Energetic certification: A+



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