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Friendly Real Estate

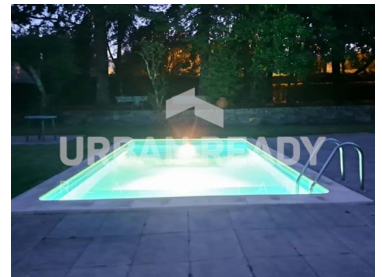
UR-126-MGL [MR-01]

Reference

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## Mangualde, Mesquitela e Cunha Alta - Farmhouse



<b>6</b>	<b>2</b>	<b>375,84</b>	<b>9080</b>			<b>795 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

### Farm with House T8+1 with Project for Tourism - Mangualde - Viseu

Unique and Exclusive Property in Mesquitela, Mangualde - District of Viseu:  
With PIP for Tourism Project with 38 Rooms for an Unforgettable Experience

Location and Unique Features:

Located in Mesquitela, Mangualde, this exclusive farm offers a habitable 8+1 bedroom villa, annexes, swimming pool, lush garden and fruit trees.

Located a 5-minute walk from Mangualde Train Station, and about a 1-minute drive.

Summary Dimensions:

Total land area: 9,363.80m<sup>2</sup>.



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RUA PEDRO ÁLVARES CABRAL, 24, 2ªA - LOURES (Infantado)  
AMI 12563

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



Total implantation area: 1,258.05m<sup>2</sup>.  
Gross Construction Area: 2,220.90m<sup>2</sup>.  
Number of floors: 2.  
Total Parking: 20 Spaces.

Tourism Project (PIP) for an Extended Experience:

Refurbishment of the existing building  
Expansion to 11 new homes:  
6 4 bedroom villas with 2 floors  
5 1 bedroom villas with 1 floor.

There will also be adaptation of the main house and an expansion to a restaurant area in the annexes, promoting the best of local gastronomy and culture.

Integration into the Natural and Residential Landscape:

Integrated in a natural residential area, this tourist development harmonizes with the existing landscape.

The new constructions are organically integrated and dispersed over the almost flat terrain.

Contemporary and Elegant Architecture:

Houses to be built stand out for their contemporary architecture, with sloping roofs and simple design.

Clean lines, quality materials and a carefully selected color palette for a good urban setting.

Modern Comfort and Smart Use of Space:

Distribution of spaces to make it easier to use as a space.

Modern, comfortable and elegant concept.

Direct relationship between the inside and outside, creating a sense of unity.

Capacity and Comfort for a Memorable Stay:

1 House T8+1

6 Houses T4

5 1 Bedroom Villas

Total of 38 rooms

Parking - 20 spaces

Discover this unique property in Mesquitela, Mangualde, Viseu, a space with a unique project, which has an approved PIP, which allows an immersion in the natural and cultural beauty of the region.

Book your visit now!

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At Urban Ready we make your real estate journey more digital and more personalized.

We simplify the processes in buying and selling real estate, represent your interests and integrate



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## Property Features

- Heating
- Pool
- Proximity: Mountain, Beach, Restaurants, Hospital, Schools
- Garage
- Floors: 2
- Storage / utility room
- Guest cottage
- Main drainage
- Quiet Location
- Energetic certification: F
- Balcony
- Fitted wardrobes
- Garden
- Terrace
- Built year: 1937
- Wine cellar
- Views: Mountain views, Pool view, Village view, Garden view
- Pantry
- Attic
- Closed fireplace
- Mains water



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