



## Arrouquelas - Land



 **4000**  
Land Area (m<sup>2</sup>)

 **Garage**

**49 000 €**  
(EUR €)

## Land for Housing Construction - Arrouquelas - Rio Maior

Reference:  
UR-091-RMR [TU-02]

Location:  
Arrouquelas - Rio Maior - Santarém

4000 m<sup>2</sup> plot, in the village of Arrouquelas, located 15 minutes from Rio Maior and about 45 minutes from Lisbon.

Description:  
Land with 4000 m<sup>2</sup> with feasibility for construction of housing in the village of Arrouquelas, lugar of "Casal da Volta o Tacho", in Rio Maior - District of Santarém.



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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)



This terrain is practically flat, with areas with small and smooth slopes.

The land has a favorable opinion of the Municipality of Rio Maior for the construction of housing, with a construction rate of 0.04%, which translates into 160m<sup>2</sup> for housing, and may additionally have areas for garage / parking and storage, which can be distributed by basement and attic.

Project was developed, approved by the City Council of Rio Maior, but the building permit expired. The project consisted of the construction of a single-bedroom villa, with garage and attic and with a building capacity of 160m<sup>2</sup> for housing, meeting the urban parameters according to the Municipal Master Plan of Rio Maior.

The attached plant serves only as an example, the land allows you to develop another project that meets your wishes and criteria.

If you are looking for the tranquility of the village, and want to build your home, this is the ideal land for your family.

For more information contact us now.

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**About the Parish of Arroquelas:**

The Parish of Arroquelas is located south of the Municipality of Rio Maior and was created by decree of February 19, 1962, "last parish to be created (to date) in the municipality of Rio Maior, (detached from the parish of S. João da Ribeira and) constituted by a large village of the same name, whose area confines to the south, with the neighboring municipality of Azambuja."

It has a total area of 27.9 km<sup>2</sup>, with a population of 608 inhabitants (2011 census) and a density of 21.18 inhabitants/km<sup>2</sup>.

It is limited to the east by the municipality of Cadaval, more specifically by the parishes of Alguber and Cercal. The South borders the municipality of Azambuja, near the parishes of Alcoentre and Manique do Intendente. Regarding the municipality of Rio Maior, it borders the east with the parish of Assentiz and the north with the parishes of Asseiceira, Rio Maior and Ribeira de São João.

The main toponym, Arroquelas, is closely linked to the origin of the Rio Maior Fair, having been in this village that was instituted the first fair of the county.



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## Property Features

- Proximity: Mountain, Open field
- Views: Countryside views
- Garage
- Solar orientation: South, East, West



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