

Construction suggestion shown for inspiration only



Land only

€ 105.000



Chãos

**RIVER, VILLAGE LIFE AND
BUILDING POTENTIAL WITH
OPEN VALLEY VIEWS**

GENERAL DESCRIPTION

Chãos is a property located in Pisão, in the Union of Parishes of Côja and Barril de Alva, municipality of Arganil. It is a riverside plot with an urban component and building potential, set within a traditional rural environment.

The correct area registered in BUPi is 1.087332 ha. The property benefits from a long frontage along the Ribeira da Mata, with open views towards the east.

The buildable area is located at the tip of the land closest to the village of Pisão. This area lies within the urban perimeter and outside the relevant REN and RAN restrictions for the construction of a home.



PROPERTY ARTICLES

- ✓ Rural article 1721
- ✓ Urban article 2090

The urban article corresponds to a two-storey structure previously used for storage and agricultural support.

ACCESS AND BUILDING POSITION

Access is directly from a public road.

A future home would be positioned approximately 3 metres below road level, with access by a car-friendly ramp. This difference in height creates a sense of shelter and significantly reduces visibility from the road.

The main orientation of the house would be east-facing, with open views over the valley and the Ribeira da Mata.

RIVER, LAND AND PRIVACY

The property has approximately 140 metres of frontage along the Ribeira da Mata. The stream holds water throughout the year.

The land is mainly composed of meadow areas, old olive trees, some fruit trees and native vegetation along the river. The natural surroundings offer a peaceful setting, well suited to a garden, orchard and family use.

Despite its proximity to the village, the proposed house position offers an unusual degree of privacy thanks to the change in ground level, the existing vegetation and the orientation of the future building.

The property benefits from open east-facing views across the valley, with the river located to the south of the future home.



EXISTING STRUCTURE

There is currently a two-storey structure registered under urban article 2090, classified for storage and utility use.

Although it is not habitable in its current condition, the existing structure establishes the logical and planning-friendly location for a future home. Its position is sheltered, slightly below the road, offering privacy and open views across the valley.

BUILDING POTENTIAL

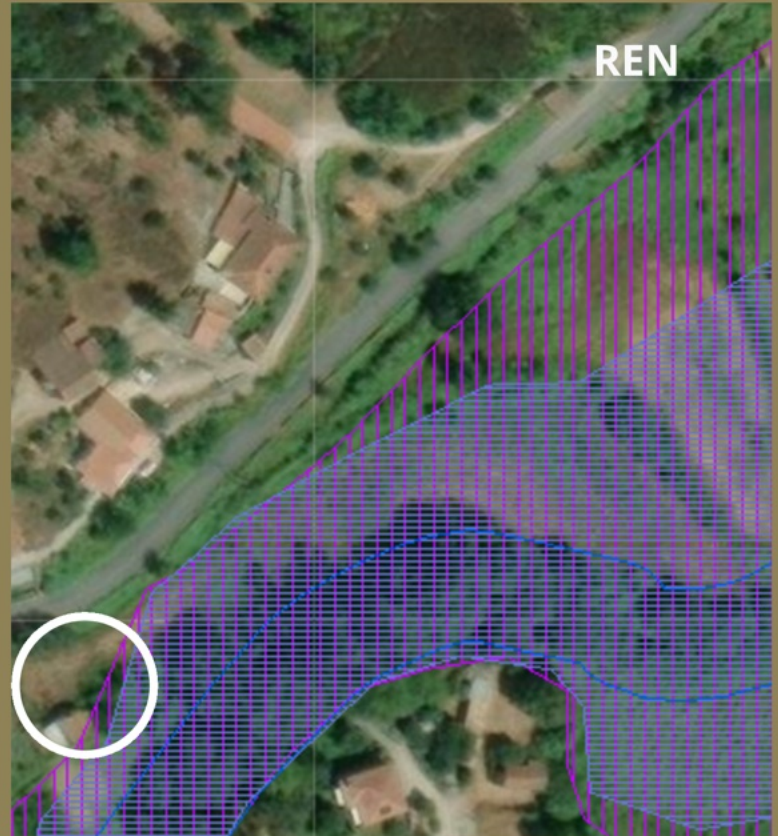
The information obtained indicates the possibility of approximately 150 m² of building footprint, with two floors.

This potential results from the urban classification of the tip of the land closest to Pisão and the applicable building index of 1.35. A new PIP will be submitted to formalise this building capacity.

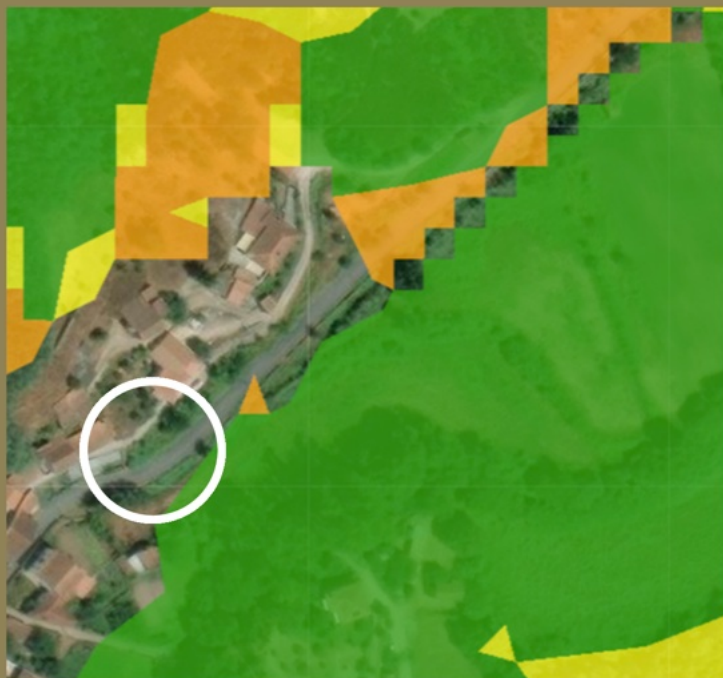
INFRASTRUCTURE

- Mains water nearby
- Electricity next to the property
- Fibre internet available in the area
- Reasonable mobile signal
- Sanitation solution to be technically confirmed

PLANNING AND RESTRICTIONS



The building potential is concentrated in the urban area next to the village, which is also the only relevant area outside REN and RAN restrictions.



The available planning images indicate low or very low wildfire risk in the area intended for the future house.

No relevant easements have been identified that would affect the normal use of the buildable area.

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IDEAL BUYER PROFILE

The property is particularly suited to:

- Family home
- Holiday home
- Residential project with garden and orchard
- Buyers who value river frontage, views and proximity to a traditional village
- Residential project with a strong connection to the natural landscape

MAIN STRENGTHS

- Approximately 140 metres of frontage along the Ribeira da Mata
- Correct BUPi / RGG area above 1 hectare
- Possibility for construction within an urban zone
- Existing two-storey structure
- Open east-facing views
- Privacy created by the position below road level
- Water, electricity and fibre nearby
- Land suitable for garden and orchard
- Peaceful rural setting

PRICE

Asking price for the complete property: €95,000

Offers considered.