

Construction suggestion shown for inspiration only



Land only
€ 148.000



Magusteiro

**RIVER FRONTAGE, PRIVACY AND
BUILDING POTENTIAL JUST
MINUTES FROM CÔJA**



GENERAL DESCRIPTION

This is a mixed property with an accurately registered BUPi / RGG area of approximately 1.040385 ha, set in a very private location with around 135 metres of river frontage, excellent southern sun exposure, views over the river and surrounding hills, and convenient proximity to Côja.



The land is registered in BUPi, with clear, marked and walled boundaries. The property has access via public road, followed by a short final section of approximately 10 metres over a shared track, which is duly documented.

Access is possible throughout the year with a normal car, including access for construction vehicles.



PROPERTY ARTICLES

- ✓ Rural article 1742
- ✓ Urban article 2091

BUILDING POTENTIAL

The property includes a registered urban element with 85 m² of existing built area.

There is currently confirmed building potential of approximately 128 m², corresponding to a 50% extension over the registered built area. Construction may be developed over two floors. There is also the possibility of an additional support building of up to 30 m².

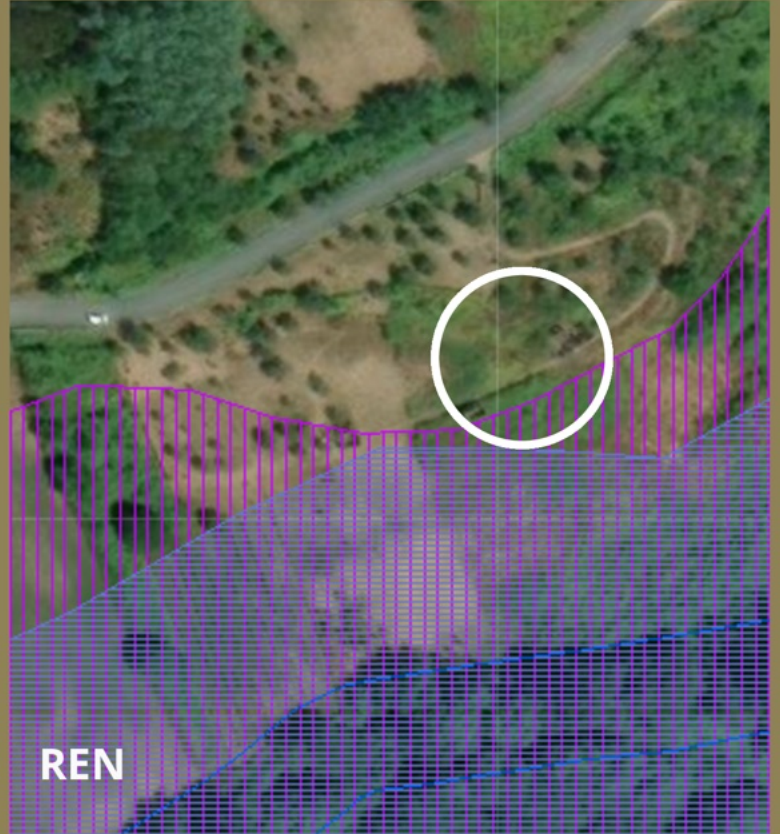
An update to the PIP is also underway, with the aim of increasing the potential building capacity to approximately 300 m², subject to final confirmation.

IMPORTANT TO KNOW

Not all of the land is buildable. Any future construction must remain connected to the existing urban article and its applicable planning framework.

The lower area next to the river lies within a flood-sensitive zone, so this is not where construction is expected to take place. Occasional seasonal flooding can occur, usually in wetter winters, and should be understood as part of the natural riverside character of the property.

PLANNING AND RESTRICTIONS



The house construction platform lies outside the relevant REN and RAN restrictions.



The proposed building area also benefits from a very low wildfire risk classification, shown as green on the relevant map.

INFRASTRUCTURE

- No mains water connection currently on site
- Registered borehole
- Electricity approximately 20 metres away
- Septic tank installation required
- Good mobile signal
- Fibre internet available on the road

Construction suggestion shown for inspiration only



Land only

€ 148.000

Magusteiro

IDEAL BUYER PROFILE

This land is particularly suited to buyers looking to create a family home, holiday home, relocation project or lifestyle property with a degree of autonomy.

Given its setting, landscape and surroundings, the property would be especially well suited to a contemporary schist house that works with the natural character of the land.

PRICE

Asking price: €148,000. Offers considered.

The value reflects an unusual combination of:

- mixed property status
- potential building capacity of up to approximately 300 m²
- river frontage
- privacy
- excellent sun exposure
- proximity to Côja and essential services