

Construction suggestion shown for inspiration only



Land only

€ 105.000



Fonte da Pipa

**PRIVACY, RIVER FRONTAGE AND
BUILDING POTENTIAL IN THE
GREEN HEART OF PORTUGAL**



GENERAL DESCRIPTION

This is a highly private mixed property with a correct BUPi / RGG area of approximately 1.495139 ha, set in a secluded riverside location surrounded by nature, native woodland and mountain landscape.



The property benefits from approximately 176 metres of river frontage, morning sun on the main house platform, open views over the surrounding hills, and a level of peace and quiet that is rare even by the standards of inland Central Portugal.



In addition to the main platform where the existing house is located, the property includes fertile agricultural areas suitable for an orchard, vineyard or other small-scale agricultural projects. It also includes a natural forest path running along the property boundaries, densely planted with native trees.

The sale also includes the opposite mountain slope, corresponding to rural article 3288, giving the property visual control and privacy over its immediate surroundings.

PROPERTY ARTICLES

- ✔ Rural article 1773
- ✔ Urban article 2092
- ✔ Rural article 3288

ACESSOS E ISOLAMENTO

Access is by public road up to the edge of the property.

The final crossing over the stream does not have a vehicle bridge, which significantly contributes to the privacy and natural seclusion of the place. The crossing itself is simple, and this should be understood as part of the character of the property: a private, quiet setting deeply connected to nature.

There is also an alternative emergency access route through a mountain path.

Despite its secluded atmosphere, the property remains relatively close to Côja and essential services.

There is a neighbour on the opposite side of the road, described as extremely quiet and respectful of privacy.



EXISTING HOUSE

The property includes a house registered as residential in the urban tax records, with two floors and a gross construction area of approximately 139.86 m².

The house is not currently in immediate habitable condition, but it provides an important legal and planning basis for restoration, extension or a new residential project.

The existing building occupies the most suitable natural construction platform on the entire property.

BUILDING POTENTIAL

There is currently an approved PIP for a construction project of approximately 209.79 m², distributed over two floors.

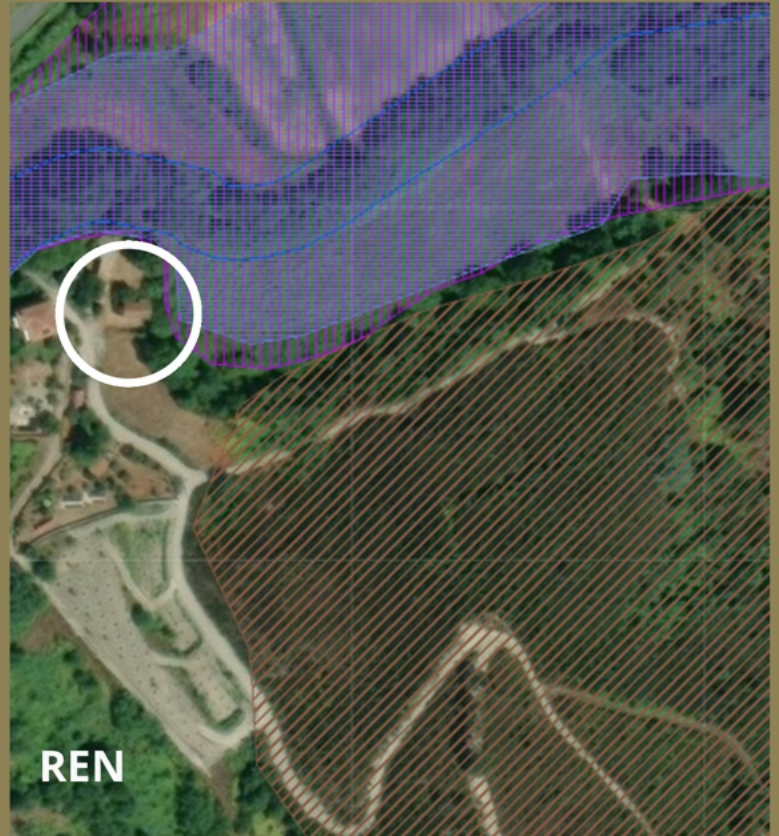
Based on the larger correct area now recognised in BUPi / RGG, it is expected that a future planning update may allow a construction capacity close to 300 m², subject to formal confirmation by the relevant authorities.

Any construction should remain concentrated on the already urbanised platform where the existing house is located. This area is sufficiently large for a comfortable family home project.

INFRASTRUCTURE

- Mains water available nearby
- Registered well on the property
- Electricity next to the land
- Fibre internet available next to the property
- Reasonable mobile signal
- Septic tank installation required

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.

There are no known:

- easements
- third-party rights of way
- identified protected trees
- additional special restrictions

The property has no relevant history of flooding.

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IDEAL BUYER PROFILE

This property is especially suited to buyers looking to create a family home deeply integrated into nature, with a genuine feeling of seclusion, privacy and connection to the landscape.

Due to its natural configuration, sun exposure and forest setting, it is particularly well suited to:

- family home
- relocation project
- holiday home
- small-scale agricultural project
- personal or creative retreat
- contemporary home integrated into the landscape

PRICE

Asking price for the complete property package: €105,000.



INDICATIVE TURNKEY CONSTRUCTION

To help buyers turn Fonte da Pipa / Cerejal into a concrete residential project, Senmar has provided indicative estimates for design, licensing and turnkey construction.

Senmar is a local company based in the region, specialised in timber-frame construction and prefabricated housing solutions. Through its experience in the area, it can support the buyer with project definition, licensing, communication with municipal services and the technical coordination required to turn a rural property into a ready-to-use home.

At Fonte da Pipa / Cerejal, there is currently an approved PIP for a construction project of approximately 209 m². Based on the correct area recognised in BUPi / RGG, a future planning update may allow capacity close to 300 m², subject to formal confirmation.

The estimates below are based on Senmar's Optimal solution, a prefabricated insulated timber-frame system designed for strong thermal performance, including external walls, internal structural walls, roof panels and floor panels.

INDICATIVE CONSTRUCTION SCENARIOS

Compact house	100 m ²	201.005 € + IVA
Intermediate family house	160 m ²	321.605 € + IVA
Current planning estimate	209 m ²	420.095 € + IVA

Architecture, engineering and licensing for the 166 m² area: €9,500 + VAT.



WHAT IS INCLUDED

Senmar's turnkey solution indicatively includes:

- Timber-frame structure with insulation
- Interior and exterior walls
- Roof structure
- Prefabricated floor panels
- Exterior waterproof membrane and interior vapour barrier
- Assembly
- Earthworks for foundations, according to the defined solution
- Exterior façade and roof finishes
- Window frames and exterior doors
- Electrical installations and networks
- Water and sewage plumbing within the construction scope
- LED lighting
- Interior finishes, including walls, ceilings and floors
- Bathroom equipment
- Kitchen with oven, extractor, ceramic hob and sink
- Water heating systems
- Bathroom ventilation

Other systems or finishes may also be included as the project develops and according to the final specification agreed with the buyer.

COSTS TO BE CONSIDERED SEPARATELY

Some costs depend on the specific conditions of the plot and should be confirmed during the design stage:

- VAT
- Topographic survey
- Geotechnical study, if required
- Municipal fees, licences and administrative costs
- Connections to water, electricity and sewage networks
- Septic tank
- Walls, pavements, landscaping and external works
- Access, platforms or special implantation works
- Site supervision director, to be appointed by the client