

Construction suggestion shown for inspiration only



Land only

€ 95.000



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 e 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 approximately 1.087332 ha, although the rural tax record still shows a smaller area. The property has a long frontage along the Ribeira da Mata, open east-facing views, and a buildable area at the tip of the land closest to the village of Pisão, within the urban perimeter and outside the relevant REN and RAN restrictions for residential construction.



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

According to the most recent planning information from Arganil Municipality, the part of the plot located within urban land is estimated at 122.96 m². Applying the maximum land-use index of 1.35, the indicated hypothetical construction capacity is approximately 166 m².

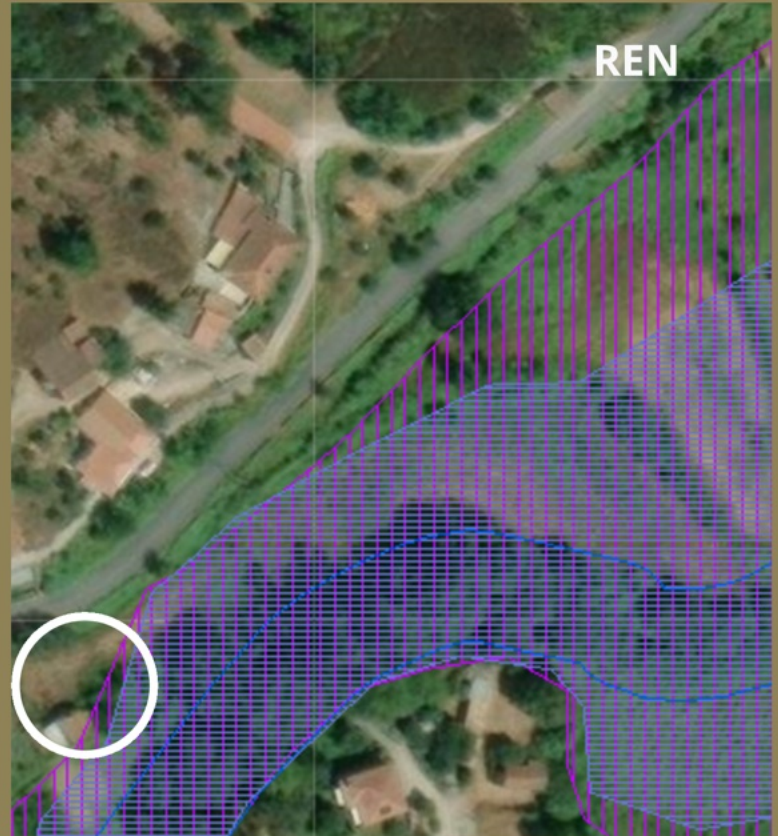
This capacity is concentrated at the tip of the land next to Pisão, within the urban area and outside the main REN and RAN restrictions. Construction may be developed over two floors, subject to the Arganil PDM, the municipal planning regulations and all applicable legislation.

This information is informative in nature. For a concrete project, a georeferenced topographic survey will be required, to be carried out by the buyer, in order to accurately confirm the effective urban area, the existing implantation and the final construction capacity.

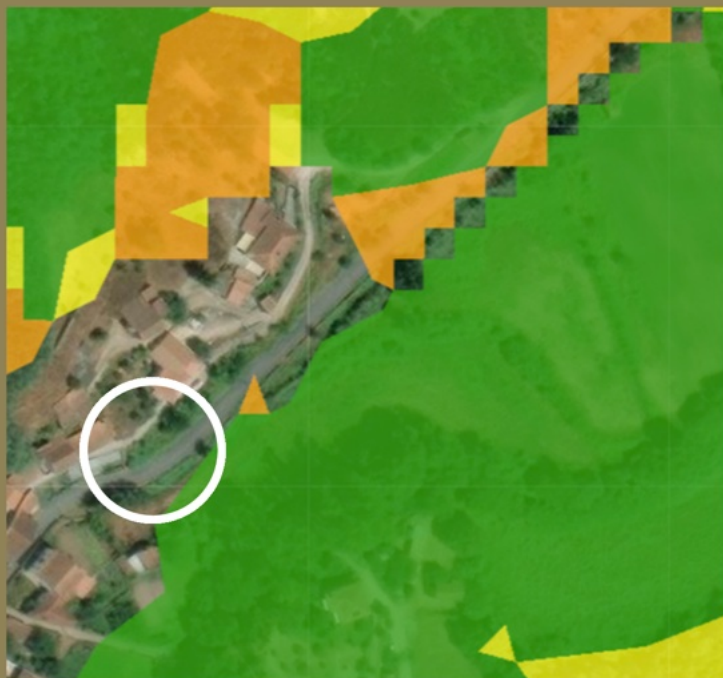
INFRASTRUCTURE

- 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 capacity is concentrated in the urban area next to the village, outside the REN and RAN restrictions relevant to residential construction.



The rest of the property is mostly classified as rural land, with RAN and REN restrictions, including maximum infiltration areas and flood-risk zones. These restrictions mainly affect the rural and riverside areas, not the urban tip intended for construction.

The municipal information indicates very low wildfire risk in the area relevant for building. 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
- • Estimated building potential of approximately 166 m²
- • Building area located within urban land
- • Existing two-storey structure
- • Open east-facing views
- • Privacy created by the implantation below road level
- • Water, electricity and fibre nearby
- • Land suitable for garden and orchard
- • Peaceful rural setting next to the village of Pisão

PRICE

Asking price for the complete property: €95,000



INDICATIVE TURNKEY CONSTRUCTION

To help buyers understand the investment required to develop a house at Chãos, 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. Its knowledge of the local context, licensing procedures and coordination with the relevant authorities can be a practical advantage for buyers who do not live in the area or are not familiar with the construction process in Portugal.

At Chãos, the most recent planning information indicates a hypothetical construction capacity of approximately 166 m², based on the estimated urban area and the applicable building index. Final implantation and area should be confirmed through a georeferenced topographic survey and future project.

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

<u>Compact house</u>	80 m ²	161.950 € + VAT
Intermediate family house	120 m ²	242.915 € + VAT
Current planning estimate	166 m ²	336.030 € + VAT

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, especially important for this plot
- Geotechnical study, if required
- Municipal fees, licences and administrative costs
- Connections to water, electricity and sanitation networks
- Sanitation solution, to be technically confirmed
- Walls, pavements, landscaping and external works
- Ramps, retaining works, platforms or special implantation works
- Site supervision director, to be appointed by the client