Luis Rodrigues
lrodrigues@cbhouselife.pt

Ref
CB11-0001
Scan QR code to view property

Forest farm // High environmental value // Investment with ROI // Potential eco-tourism resort.

Ribeira Grande, Ilha de São Miguel

0 Bedroom(s)

0 Bathroom(s)

819 sqm Gross Area

1268235 sqm Plot Area

8 000 000 €

CB11-0001

AMI 9792

Features

- Garden
- Garden
- Proximity: Mountain, Open field
- Access to the grounds
- Paved Access
- Soil type: florist de cryptomerias
- Warehouse: sim
- Access to the grounds: Asphalt
- Solar Exposure of the Land : All day long
- Terrain Orientation : North
- Type of Terrain (Slope): Moderate
- Orientation: Exterior
- Distance from the Sea: 10km
- Sealed land area
- Accessability\proximity: Airport 30m, Beach at 30 min, Golf course 5km, City nearby, Mountain, Touristic areas, Ruins with touristic views
- Solar orientation: North, South, East, West
- Water: Tank, Borehole
- Electricity: Main grid
- Views: Sea View, Countryside views, Mountain views, City view, Garden view
- Parking place type: Exterior
- Drainage
- Solar Exposure of the Land
- Evolving Zone: Field, Green Spaces
- Natural Light
- Building: Exterior
- Built-up area: 819m2
- Land Area: 1268235m2
- Attachments: sim
- Collection: sim
- Fenced Complex
- Outdoor Parking: sim
- Solar Orientation: North/South
- Agricultural land

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Composed almost entirely of a large forest of mature cryptomerias, with an area of more than 1.2 million sqm, this is the unique and most valuable feature of this property. Different from everything, located on the northern slope of the mountain and massif of Água de Pau (Lagoa de Fogo), it includes a ruined building with an area of 812m2, allowing its reconstruction with the same area on site, or alternatively in another location in the vicinity of the current construction, with magnificent panoramic views over the north coast of the island of São Miguel and the Atlantic Ocean. The harvest of the mature trees, according to the harvest and reforestation plan issued by the

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island's forest authorities, generates a financial return of approximate 4.5 million euros in each harvest cycle. Water and energy are easily implemented.