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Ref
CB14-0157
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Ruin for Rehabilitation in the Historic Center of Caldas da Rainha

Caldas da Rainha, Leiria

0 Bedroom(s) | 0 Bathroom(s) | 0 sqm Gross Area | 66 sqm Plot Area | N/A CLASSE ENERGÉTICA

75 000 €

CB14-0157

AMI 23778

Features

• Energetic certification:

Ruin for Rehabilitation in the Historic Center of Caldas da Rainha

Inserted in the heart of the historic center of Caldas da Rainha, this 66m² ruin is located in a quiet street and preserves a traditional design full of charm. A few steps away is the picturesque Praça da Fruta, where the traditional market of agricultural products has been held daily since the nineteenth century. Around it circulates traditional commerce and pottery workshops (a local symbol) and there are interesting cultural spots, such as the D. Carlos I Park – a former thermal hospital converted into a public garden. Just a three-minute walk away is the Caldas da Rainha train station, ensuring a quick connection to Lisbon, Porto and other cities in the country.

As you stroll through the area, you will find a variety of local dining options just a few steps away. Enjoy regional dishes at the Sopas e Pratinhos restaurant, on Avenida 1.º de Maio, just a 3-minute walk away. For fast food lovers, A Casa do Bingre is 4 minutes away. And if you want to try another delight of the region, Vila Faia is just 4 minutes from your door. In addition, you will find 6 pharmacies nearby, with Farmácia Rosa just 3 minutes away, ensuring ease and convenience for your healthcare needs. Transportation options are plentiful, with Caldas da Rainha Train Station just a 3-minute walk away, providing hassle-free travel connections.

Properties located in historic neighborhoods and close to cultural centers have high potential for appreciation. In line with this profile, this ruin already has an approved architectural project for a three-storey building (3 T1 apartments), which speeds up the licensing with the City Council and gives technical solidity to the investment. In addition, the privileged solar orientation of the land ensures abundant light on all floors of the project. Among the main characteristics of the property are:
• Project: 3-storey building with 3 T1 apartments (one per floor), accelerating licensing and reducing technical risks.
• Potential for appreciation: Rehabilitation can increase the market value of the property by more than 25%, according to recent studies, reinforcing the attractiveness of this investment.
• Great sun exposure: Orientation of the plot provides abundant natural light on all floors, ensuring very bright and

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welcoming environments.
• Strategic location: Just three minutes from the train station, close to public transport, shops, services and cultural venues, it combines residential quiet with urban convenience.
• Versatile use: Ideal for investors (long-term rental or local accommodation) and for those looking for their own home. Caldas da Rainha was distinguished as a UNESCO Creative City of Handicrafts and Popular Arts, reinforcing the local tourist potential and the interest in accommodation in the region.