REAL ESTATE PORTUGAL

WONDERFUL LAND WITH 11,320 M² IN SABOIA

REF: PR100-12

Bedroom	House Area	Plot Area	Energy
0	0 sqm	11320 sqm	

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149 000 € | Ref: PR100-12

This is an excellent opportunity to acquire a plot of land with an area of 11,320 m² and a license to build a service station for motorhomes. The approved project consists of 14 separate lots for motorhomes, each measuring about 54 m². The reception area will have an area of 22.20 m², while the sanitary facilities will have an approximate area of 26.80 m² (total area of 36.30 m²). There is also a service area for wastewater treatment. The land is situated on a gentle slope and has been carefully prepared for its intended purpose. The land was leveled, fenced and paths were created. It has water supply, electricity, internet and has about 150 trees planted. It also has direct access to a small stream. On the opposite side of the road is the continuation of the land, which can be used as an additional car park for the reception area. In this same space, we find an ideal area to relax to the sound of the magnificent stream that crosses the area. The land is located between São Teotónio and Saboia, in the district of Beja, in Alentejo. Its strategic location, combined with the daily caravan traffic along the road, guarantees a great potential for visitors. The lower area contains a tank with a capacity of 180,000 liters, which can be used as a swimming pool, has a borehole 140 meters deep and a pump 120 meters deep, with a capacity of 5,000 liters per hour. The well has a daily capacity of 20,000 liters. Two more freshwater reservoirs are planned, one above ground with a capacity of 8,600 liters and an underground one with a capacity of 5,000 liters. Each tank is equipped with its own pump. The wastewater treatment plant has a capacity of 5,000 litres and is followed by an 8,000 litre tank and the water system consists of five pumps that allow the trees to be supplied and irrigated autonomously. Installation includes faucets in multiple locations! The reservoir with filtration system can be used as a swimming pool. The electrical system is connected to the EDP grid, which provides a high level of power with intelligent fuses to reduce interference. Each electrical consumer is equipped with its own fuse box. A strong current is available. Mobile satellite communications are available. The stunning coastline with its charming villages, such as Zambujeira do Mar, is only about 25 kilometres away, while popular Algarve destinations such as Lagos or Albufeira can be reached in around an hour. Lisbon, the lively capital, is about 220 kilometers away. PR100-12

Features list

- **Storage / utility room**
- **Views: • Borehole**
- **Septic tank• Irrigation System**
- **Fully fenced**

While every care had been taken to ensure the accuracy of the description and details herein, it is only for guidance and they do not constitute part of an offer or contract