**Manuel Rêgo**

**Tel:** 965261832

**Email:** manuelrego@decisoesesolucoes.com

## Preço: 85 000 €

| 0 | ✖ | 4326,4 sqm | 0 sqm | ✖ | 1979 |
|---|---|---|---|---|---|

**Ref.** FILIPEGONCALVES1901 | Paredes de Coura

### Farmhouse Não definido in UDF de Formariz e Ferreira

Looking for a nature retreat? Here's an excellent option.

Fantastic little farm in Formariz, Paredes de Coura, to restore, in perfect harmony with nature and the River Coura in an idyllic location.
This property has unique characteristics, both for your own home and for investing in rural tourism.
The property has a total area of around 4300m2 of land, comprising 2 urban and 1 rustic article.
The property is located in a secluded agricultural area, 600 meters from the asphalt access, with part of the road already in stone, and from the electricity and public water networks.

Composed of 3 articles, one rustic referring to a large part of the land with an area of 4200m2 and 2 urban, with stone buildings (mills in ruins) with areas of 58m2 and 68.40m2.
Next to the river, with much of it surrounded by water, in a unique setting.
It is just 2km from the town of Paredes de Coura, and 4km from the entrance to the A3 highway.
Come and discover the investment potential of this paradise.

Total land area - 4326.40m2

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Total construction area - 126.40m2
Value per m2 - 19,64€

# General features

- Built year: 1979
- Pets welcome
- Energetic certification: Exempt