Luís Ferraz

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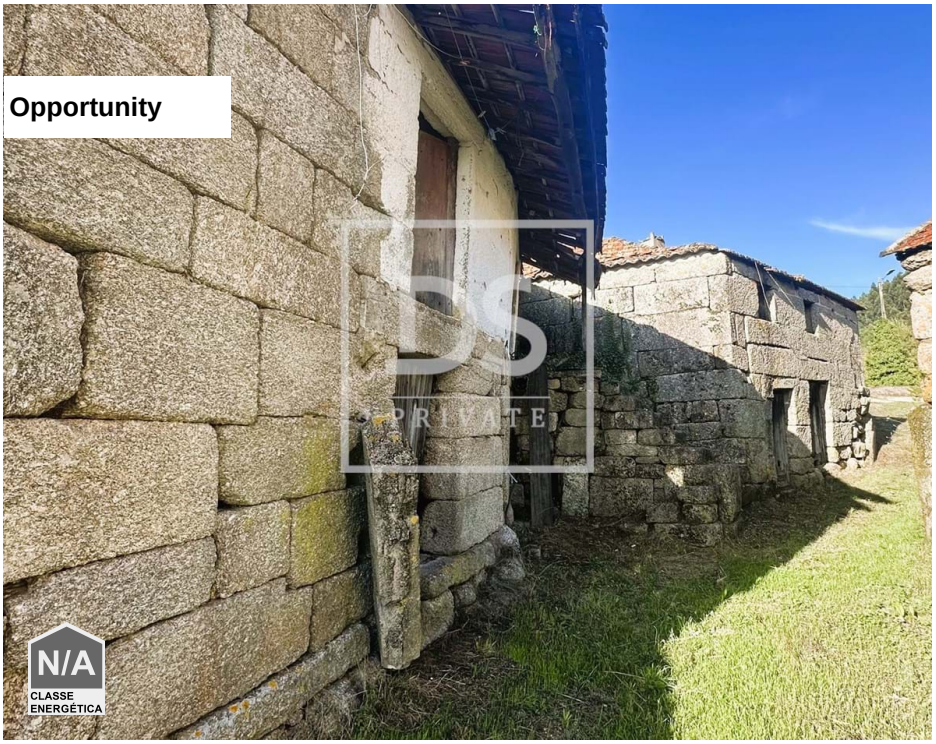
Preço: 160 000 €



5	2	✖	110 sqm	23870 sqm	✖	2007

Ref. DSPAMARLAF9 | Amarante

2.3 Hectare Wine Estate in Amarante – Potential for Expansion and Tourism Investment

Discover this exclusive farm located in São Simão, Amarante, where tradition and serenity meet in 23,870 m² of pure natural beauty and investment potential. More than an agricultural property, this farm is the key to an authentic lifestyle and a unique business opportunity.

Stone House with History and Potential

In the center of this property, there is an authentic stone house, with a total area of 277 m², spread over two floors. This centuries-old building, with its imposing façade and solid structure, is a testament to the history and character of the region. Although the stone exterior is well preserved, the interior offers the opportunity for a complete renovation, allowing the future owner to imprint their vision and transform this space into a haven of charm. With the potential to be converted into two large 3 bedroom homes, the house is ideal for those looking to create a multigenerational family residence or a rural tourism development that captures the essence of the Portuguese countryside.
Additionally, the farm includes several support buildings, once used for animal husbandry and food storage, which can be adapted for a variety of purposes, from modern farming facilities to creative studios or

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ateliers.

Mechanized Vineyard and Production of Wines of Excellence

Imagine yourself as the owner of a productive vineyard, with more than 2 hectares of Arinto (80%) and Loureiro (20%), grape varieties that reflect the best of the region's winemaking tradition. With 8 years of maturation, these vineyards are ready to continue producing high quality wines, being a rare opportunity for winemakers or investors passionate about winemaking.

Potential for Agricultural Expansion and Diversification

For those who wish to expand, this farm offers adjacent land available for purchase, allowing the expansion of the vineyard or the diversification of agricultural production. The possibilities are vast, and the return on investment can be significant.

Water Wealth and Natural Sustainability

A crystalline stream crosses the property, ensuring a constant and essential source of water for the maintenance of the vineyard and other agricultural activities. This natural resource adds even more value to the property, ensuring the sustainability of the business.

Tourism Potential and Tax Incentives

Amarante is one of the most promising cities for tourism in Portugal, with a constant growth that places it as a reference in the sector. This farm, inserted in this rising scenario, is a strategic investment for those who want to take advantage of the growing tourist flow.
Additionally, there are tax benefits and subsidies available for both the already established vineyard and new investments that can be made in the property, making this business even more attractive.

Access and Tranquility

Access to the farm is facilitated by a paved road to the last few metres, where a dirt path, which is passable with caution, leads to the property. There is already a proposal to pave this final stretch, if the farm is inhabited, which will further increase its value and accessibility.

This property is a rare offering on the market, with significant potential for return on investment. If you are looking for a farm that combines wine production, expansion opportunity and tourism, this is the ideal opportunity.

For more information or to schedule a visit, please do not hesitate to contact us. This is your chance to acquire a unique property in one of the most beautiful and promising regions of Portugal. We are ready to help you turn this farm into your next big investment.

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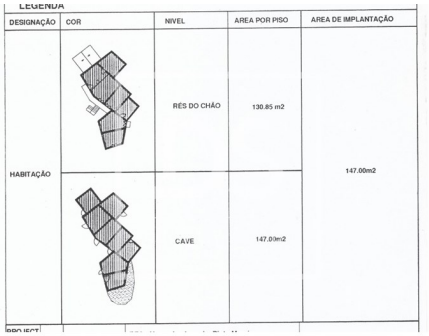

LEGENDA

DESIGNAÇÃO	COR	NIVEL	AREA POR PISO	AREA DE IMPLANTAÇÃO
HABITAÇÃO		RÉS DO CHÃO	130.85 m2	147.00m2
		CAVE	147.00m2	

General features

- Fireplace
- Garden, City
- Gross Private Area: 130
- Built year: 2007
- Drive way
- Kitchenette
- Basement
- Views: Countryside views, Mountain views
- Quiet Location
- Energetic certification: Exempt
- Terrace
- Proximity: Mountain
- Garden, Playground
- Dependent Gross Area: 147
- Floors: 2
- Conservatory
- Wine cellar
- Storage / utility room
- Guest cottage
- Parking space
- Solar orientation: North, South, East, West