Dilar Seabra

Tel: 966265184

Email: dilarseabra@decisoesesolucoes.com

Preço: 39 500 €

1	1	✖	139 sqm	111,35 sqm	✖	1970

Ref. DSFIGFGFDS21 | Montemor-o-Velho

House to recover in Ereira

Investment Opportunity: House to Rebuild in Ereira with Potential for Local Accommodation or two-family house

We present you with an excellent opportunity for those looking to invest in Ereira (municipality of Montemor-o-Velho).

This villa allows you to choose the type of investment you want to make. It has the potential for your permanent or holiday home, a two-family home or even local accommodation.

It is located in a quiet area, but with great tourist demand. The property, currently under reconstruction, offers great potential to be transformed into your dream project, with modern and comfortable spaces, ideal for tourists visiting the region.

**Property Features: **
- Total land area:111.35m2
- Solid existing structure, ideal for transformation

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- Permission to change to local accommodation (subject to approval).
- Privileged location, close to sights and services
- Potential for multiple rooms, accommodating multiple guests

Location:
Ereira is an easily accessible parish, with good connection to Montemor-o-Velho and important tourist attractions in the region. Its location offers a perfect combination of calm and proximity to major urban centers, making it an attractive destination for tourists all year round. The demand for local accommodation in the region has been growing, making this an excellent investment opportunity.

**Potential for Local Accommodation: **
The villa offers the possibility of being converted into a local accommodation with several accommodations, ideal for groups or families. Its configuration can be adapted to create modern rooms and cosy common spaces. The proximity to areas of tourist interest, such as Figueira da Foz, Coimbra and Montemor-o-Velho, and the tranquility of Ereira make this property an excellent option to receive tourists looking for a refuge in the middle of nature, with all the amenities.

Transform this property into a modern and cozy villa for local accommodation and take advantage of the growth of the tourist market in Ereira. Don't miss the chance to invest in a property with great potential and profitability.

Exempt from Energy Certification under paragraph g) of paragraph 2 of article 18 of Decree-Law no. 101-D/2020, of December 7 (Buildings in Ruins).

For more information or to schedule a visit, please contact us.

(translated by Google Translate)

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General features

• Proximity: Restaurants, Open field, Pharmacy, Public Transport, Schools, Playground

• Outbuilding area (Ex. garage, etc): 15.84

• Views: Countryside views

• Main drainage

• Solar orientation: North, South, West

• Built year: 1970

• Private gross area: 147.98

• Gas: Bottle

• Energetic certification: Exempt

• Mains water