# Paulo Pacheco

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## Preço: 87 000 €

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|---|---|---|---|---|
| 0 | ✖ | 30 sqm | 3595 sqm | ✖ |

**Ref.** DSPAMARPP10 | Amarante

## Article Urban with 4 houses + Land, in Gouveia (São Simão), Amarante

Unique opportunity!

Article Urban + Land in Gouveia (São Simão), Amarante

If you are looking for a peaceful getaway in the middle of nature, this property is for you!

With a total area of 3,595 m², this opportunity includes:

- Urban Article of 1,168 m², where there are 4 houses to recover;
- Rustic land of 2,427 m², inserted in a space classified as a Rural Agglomeration.

Located in a quiet and picturesque area, the entirety of this space is classified as a Rural Agglomeration according to the PDM of Amarante, offering enormous potential for:
- Weekend getaway, first or second home;
- Tourist project (rural tourism, local accommodation, glamping, among others);
- Space for cultivation or leisure in the middle of nature.

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Possibility of Expansion: There is also the option of purchasing 5 more rustic items, one of which has Mina's own water, which supplies this property. And yet another article on the other side of the road with 1006 m2, which is inserted in its entirety in a space classified as a Rural Agglomeration.

With great access and a unique surrounding environment, this is the ideal place for those who value tranquility and connection with nature, without giving up proximity to Amarante.

Turn this space into the project of your dreams!
Secure your opportunity now!

# General features

- Gross Private Area: 54
- Dependent Gross Area: 149
- Views: Countryside views, Mountain views
- Solar orientation: North, South, East, West
- Mains water