

# Prime Renovation Prospect in Central Portugal's Heartland



Reference Id	Area Build	Land Size	Price	Bedrooms	Bathrooms
S-1385	257 M <sup>2</sup>	1647 M <sup>2</sup>	€50,000	2	

Discover a unique renovation opportunity in Central Portugal, featuring 1,647 sqm of land and 257 sqm of total build area, nestled between charming villages. With existing structures ready for transformation and located conveniently near amenities, beaches, and Lisbon, this property promises a blend of potential and tranquility for your next project.

Nestled between the quaint villages of Frixianda and Alvaiazere, this expansive property offers an exceptional opportunity for those looking to bring their vision to life. With a total land area of 1,647 sqm and a combined build size of 257 sqm, the potential for transformation is immense. The property currently boasts a registered habitation area of 73 sqm, with additional buildings spanning 184 sqm, awaiting your creative touch.

The main house, requiring a comprehensive renovation, invites you to design your ideal living space from the ground up. Adjacent, a cottage presents an excellent starting point for habitation or future guest accommodations. Surrounded by serene views and a peaceful atmosphere, the property also includes a variety of outbuildings and a garage, offering versatile space for any project.

Location-wise, convenience is key. Just 5 minutes away from Frixianda's cafes, eateries, and supermarket, and 15 minutes from Alvaiazere's extensive amenities, everything you need is within reach. The vibrant city of Tomar is a mere half-hour drive, while Lisbon Airport is accessible in just over an hour and a half. For leisure, the beach is 50 minutes away, and several river beaches are

within a 20-minute radius.

This property not only provides a blank canvas for renovation enthusiasts but also includes fertile land ideal for gardening and agricultural pursuits. With stunning views and a location central to numerous attractions, it represents a rare find for those eager to embark on a unique renovation journey.

Additional Highlights:

- Quiet, secluded road with breathtaking views
- Immediate potential for a studio apartment renovation in the cottage
- Opportunity to transform into a large, connected living space or multiple units
- Proximity to major towns, beaches, and Lisbon Airport