

# Land of 9279 m2 in a quiet location with fantastic views - at 15 minutes from Caldas da Rainha



| Reference Id | Area Build | Land Size | Price    | Bedrooms | Bathrooms |
|--------------|------------|-----------|----------|----------|-----------|
| RV2700       | 9279 M²    | 9279 M²   | €137,000 |          |           |

Property composed of 3 articles (2 urban and 1 rustic). With approved project for single-family housing. Property with unique features. Adjoining a stream. It has 2 small forests of oaks, cork oaks and pines and even a plot of land for agriculture. Inserted in a small and picturesque village on the outskirts of the city of Caldas da Rainha. Extremely quiet and pleasant place for those looking for the peace of the countryside and at the same time being close to the city and services. This beautiful property has an approved project for a beautiful single-family house in a rustic style. The architecture of this house was thought out in detail to truly fit in with the location.

Project features: 3 Floors: Basement; ground floor and 1st floor; Garage with 41,65m2 (basement). Swimming pool.

In the PDM (municipal master plan) this land has 2 areas:

Agro-forestry areas that include new construction works of alteration and expansion for: Agricultural or forestry activity up to 4%; Housing for owner farmers up to 600m2; Rural tourism (eg bungalows) up to 4%.

Scattered building areas: New construction, alteration and expansion works for: Residential use up to 350m2 (approved housing project which we announce in the photos); Agricultural or forestry activity up to 150m2; Tourism unit in rural areas, agro-livestock and agro-industrial up to 800m2.

Nearby: The famous Mercado de Santana (big weekly market on Sunday) about 2 km away - 3 minutes; Vila da Benedita about 5 km away - 6 minutes; City of Rio Maior with its famous salt pans (the ex-libris of the city) 10 km away - 15 minutes; City of Caldas da Rainha, known for the Thermal Spa, 14kms away - 15 minutes; Medieval and historic village of Óbidos at 19kms - 25 minutes; City of Alcobaça famous for the

Cistercian Monastery 21 km away - 24 minutes; About 30 to 40 minutes away are the various beaches in the region: Foz do Arelho; Sao Martinho do Porto; Nazaré and several beaches in the Peniche and Baleal area; Lisbon at 85 kms.

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