



## Sabóia - Land



 11320

Land Area (m<sup>2</sup>)

**149 000 €**

(EUR €)

### Idyllic plot with permission for a caravan site

Welcome to this extremely idyllic plot of land with an area of 11,320 m<sup>2</sup>, which already has a licence for the construction of a spacious caravan site. It is located on the CM 1187 road between São Teotónio and Sabóia in the district of Beja in the beautiful Alentejo.

Of course, the project does not have to be realised. The price reduction will also make the property interesting for alternative uses.



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### Strategic location

This property is characterised by its strategic location. Around 20 to 25 motorhomes pass the road every day, which already promises a good frequency of potential visitors. The breathtaking coastline with its charming villages such as Zambujeira do Mar is only about 25 km away. In about an hour you can reach popular places in the Algarve such as Lagos or Albufeira, and the lively capital Lisbon is around 220 km away.

### Nature and ambience

The plot is situated on a gentle slope and is planted with around 150 trees. The current owner has lovingly prepared it for the intended purpose: It is fenced and has paths. The upper area, ideal for the caravan spaces, has been carefully levelled. Various idyllic corners invite visitors to linger, including access to a stream that even encompasses the opposite bank - perfect for cosy barbecues in the shade or in the sun.

A highlight is the reservoir with a filter system that can be used as a pool. The sand brought in from Trofa for the shore creates a small, inviting beach area. Passing goats and the view of the neighbour's well-tended vegetable garden offer a delightful change of scenery, especially for families with children.

### Approved project

The approved project included in the sale includes:

- 14 separate pitches for motorhomes, each approx. 54 m<sup>2</sup> in size.
- A reception house with 22.20 m<sup>2</sup>.
- Sanitary facilities with approx. 26.80 m<sup>2</sup> construction area (total built area 36.30 m<sup>2</sup>).
- A service area for the motorhomes (e.g. waste water disposal).



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- A schematic representation of the project can be found in the pictures of the advertisement.

In addition, the property includes an area on the opposite side of the road that can be used as an additional parking space for the reception area.

Note: due to the significant price reduction, the so-called 'Especialidades' are not included in the price. Local engineers can be recommended to work out the details of the realisation.

## Water and electricity supply

Water:

- A water point in the lower area with 180,000 liters that can be used as a pool.
- A 140 m deep borehole with a pump at 120 m depth, capacity: 5,000 l/h.
- A well with a capacity of 20,000 l/day.
- Two fresh water tanks (8,600 l above ground, 5,000 l underground), each with its own pumps.
- A biological wastewater treatment plant (5,000 l) with a downstream tank (8,000 l).
- A comprehensive water system with five pumps for independent supply and irrigation of the trees.



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- Taps installed in various places.
- Direct access to a small stream.

#### Electricity and Internet:

- Maximum power capacity of the local utility with intelligent fuse to avoid interference.
- The different customers have their own fuse boxes.
- Heavy current available.
- Satellite-based mobile communications.
- Available internet.

#### Additional amenities

In the upper area there is a small house with a room and bathroom as well as a barbecue area. A two-bedroom mobile home is also included in the price.

#### Local support

Thanks to the seller's long-standing local connections, he will be happy to establish contacts with reliable local companies to realise the project.



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## Contact us

Find out more about this idyllic plot of land with enormous potential. Contact us for more information and take the first step towards your new dream project!

## Property Features

- Views: Countryside views, Mountain views
- Borehole
- Quiet Location
- Barbecue
- Uninterrupted views
- Water Cistern
- Septic tank
- Well
- Sealed land area
- Energetic certification: Exempt



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