

# REDUCED PRICE



## LUXIMOS

## CHRISTIE'S

INTERNATIONAL REAL ESTATE



### FANTASTIC FARMHOUSE FOR SALE IN THE DOURO VALLEY, RESENDE, PORTUGAL

**Ref. LS04317**

**€ 500 000**

This beautiful property, located on the border of the Douro Demarcated Region, enjoys a unique landscape and tranquillity, with stunning views over the river. Inserted in a region rich in fruit production, it produces rock pears and Portuguese pears, as well as other fruits such as cherries and quince. In the center of the farm, and with the best landscape setting, there is a house and a ruin with all the potential to be converted into a new project or to be rebuilt and extended. The entire property has internal and external roads, with connections to the national and municipal highways, and is viable for redevelopment. The water supply is guaranteed by two own water mines, an artesian borehole and a storage tank with a capac...

**Plot Area:** 55 810 m<sup>2</sup> | 600  
734 sq ft

**Deployment Area:** 160 m<sup>2</sup> | 1 722  
sq ft

**Building Area:** 410 m<sup>2</sup> | 4 413 sq ft

**Energy efficiency:** I