



# LUXIMOS | CHRISTIE'S INTERNATIONAL REAL ESTATE



## FARM FOR SALE WITH APPROVED PROJECT IN THE DOURO VALLEY, PORTUGAL

Ref. LS05574

€ 150 000

With a beautiful landscape, this property - which enjoys a vineyard of around 1.3 hectares and produces top quality grapes from the region's traditional varieties - is surrounded by valleys full of vineyards, in Peso da Régua, in the heart of the Douro Wine Region. This farm is being sold with an approved project for the construction of a single-family house with a gross floor area of 340 m<sup>2</sup>, comprising a first floor with a living room, a guest toilet, an open-plan kitchen with access to an outside terrace and three suites. The lower floor, connected to the vineyard and patio, is set to be used as a garage, technical area, storage, laundry and wine cellar/bottle shop. It enjoys excellent sun exposure to the south and west, as well ...

**Plot Area:** 14 999 m<sup>2</sup> | 161 448 sq ft

**Energy efficiency:**