

EWR64: Areias Plot

8,000m² (2 acre) building plot with approved project



Building site with approved project for 3 bedroom house and annexe. More than 8,000m² (2 acres) of land with a spectacular view and fairy-like sunset over a valley. The land is slightly sloping, and situated in the village of Areias, in the municipality of Ferreira do Zêzere. The reservoir lake of Castelo do Bode lies 10km away, and the beautiful medieval city of Tomar is only 15 min. drive.

The land contains a large well with lots of water all year through. There are about 80 olive trees, 20 nut trees, grapes vines and fig, cherry, apple and orange trees.

A licensed and approved building project is included so you can start building immediately (see drawing included in the photo gallery). It consists of a two-storey house with a footprint of 15.65m x 10.60m, a double carport, and an annexe of 14m x 10.60m² and a floor of 9.40m x 10.60m. The annexe can be a garage, guesthouse, or a combination of these.

The owners have quotes from two builders, the price for the house is about 100,000 euros. The annexe constructed as a simple garage is about 15,000 euros. The annexe constructed as guesthouse is about 70,000 euros, or anything in between 15,000 and 70,000 in case of a combination. The price for the house is for complete finished, including kitchen, bathrooms, wall and floor tiles, and according to the latest building regulations, meaning insulation of walls, floors and roof, double glazed aluminium windows and doors. The project is a 40 page booklet, which includes the construction details and drawings.

Alterations to the project are possible, and of course you can still design your own home and submit your own plans, but the total living area (including floors) may not exceed 400m².

Price: 64,000 euros

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