

## PC62: Rio Alva Quinta

Riverside Ruin on 1 hectare



Riverside property with granite ruin for renovation on the river Alva near Avô.

1 hectare, very secluded, many oak, chestnut, walnut, olive and fruit trees.

Are you looking for a secluded, tranquil location within walking distance of a traditional Portuguese village? Would you love to live beside a river surrounded by oak, chestnut, olive and walnut trees? This beautiful riverfront plot with a ruin for renovation is only a short walk from the charming granite village of Avô.

The total area is about 1 hectare. It includes about 200m of river frontage and a sandy beach.

The land slopes gently down to the river Alva via several wide terraces. There is a large flat area just above the river that could be ideal for camping or low impact buildings.

The small granite ruin sits above the terraces just down from a small track. It is approved for renovation to a size of 48m<sup>2</sup> and can have another storey added. The footprint is considerably larger than can be seen from the photographs.

Mains water, electricity and phone lines are close by and could be connected if desired.

Price: 62,000 euros

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