

## DC50: Douro

4,775m<sup>2</sup> (1 acre) building plot for up to 700m<sup>2</sup> home



Imagine the opportunity to build your dream home, or holiday getaway, and have it set amongst pine and eucalyptus trees, cork oaks, grape vines, fruit trees and even a brook running through your garden! Set in total privacy and yet minutes from a host of local amenities.

You can design and build a home to your own specification (up to 700m<sup>2</sup> over 3 floors, ie 250m<sup>2</sup> + 250m<sup>2</sup> + 200m<sup>2</sup>) and have it set in this beautiful countryside. The land itself is 4,775m<sup>2</sup> (just over an acre) and is in a conservation area and so will never be built around.

Situated just outside the hamlet of Douro it is less than five minutes drive from the historic market town of Figueró dos Vinhos which has restaurants and cafés as well as banks, supermarkets, chemist, clinic, schools, modern sports hall, swimming pool, and market. This is all just twenty minutes drive from Pombal, a beautiful town with a castle and the mainline railway conveniently situated midway between the capital city of Lisbon and the famous northern city of Oporto. Situated about an hour from the coast and 45 mins from the beautiful university city of Coimbra. You can enjoy the best of everything from miles of forest walks, beautiful scenery and buildings, trips to the sea or mountains, plus really friendly people, good food and wine!

The land is there and the owner has already arranged the planning permission and met with a local council engineer who has quoted a cost of around 2,000 euros to bring electricity and water to the site as well as making up the road and fitting street lighting. Further, he can introduce a good quality, English speaking local builder who will be happy to quote once he sees your design, or even help with the design using his computer design software to produce images of how your new home will look once built.

Price: 50,000 euros

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