CHAVETEJO
IMOBILIÁRIA

[£101,400] **€120,000**

Stone House for Renovation and Land with Approved Project for sale in Avecasta, central portugal

Property Details

Reference:	812/26	**Plot size:**	2190
Business Type:	For Sale	**Location:**	Ferreira do Zêzere
Bedrooms:	3	**Energy Rating:**	isento

Features

INVESTMENT OPPORTUNITY

Description

In the heart of the village of Avecasta, in the municipality of Ferreira do Zêzere, lies this characterful property with exceptional potential.

Currently registered as a single property, it comprises two distinct areas separated by a municipal road: on one side, a traditional stone house for renovation; on the other, a flat plot of land with storage buildings and an approved project for a one-bedroom house.

The local council has already authorised the separation of these two parts, allowing them to become independent properties in the future. This makes the property particularly attractive, whether for private use or as an investment.

The traditional stone house

The house retains the solid structure and authentic character of a traditional Portuguese village property. It requires

complete renovation, including a new roof and full refurbishment of the interior, giving the future owner the freedom to adapt the layout and finishes to their own requirements.

Renovation work can begin immediately, with mains electricity and water connections available nearby.

There is also sufficient outdoor space to create private parking for two vehicles, an important advantage for a house located within a traditional village.

Once renovated, the house could become a charming permanent residence, a traditional weekend retreat or an attractive holiday rental, benefiting from Avecasta's peaceful rural setting and its rich natural and archaeological heritage.

The land with an approved project

On the opposite side of the road is an almost level plot of approximately 2,090 m², with excellent sun exposure and good access. Due to its position and characteristics, it is one of the most appealing building plots in the village.

The land currently benefits from an approved project for a one-bedroom house, designed using environmentally friendly materials by a highly regarded specialist company. The project provides an opportunity to create a modern, efficient home that blends naturally into its rural surroundings.

The existing storage buildings are another valuable feature. During construction, they could be used to store tools and building materials. In the future, they could complement the new house as storage, a workshop, a utility area or another support space, subject to the permitted use.

The size and layout of the land also provide ample room for a garden, vegetable plot, fruit trees and outdoor living areas, offering privacy and a wonderful connection with the surrounding countryside.

Two possibilities, one investment with a future

The property can be developed as one complete project, combining the renovation of the traditional stone house with the construction of the new eco-friendly home. Alternatively, following the separation already authorised by the local council, the two parts may be treated as independent investments.

For example, the stone house could be restored as a holiday rental while the new house is built as a private residence. Another possibility would be to develop both properties for rental purposes, guest accommodation or a small tourism project connected to nature and the area's cultural heritage.

Avecasta: nature, history and authenticity

Avecasta is a traditional rural village known for its stone buildings and its important natural and archaeological

surroundings.

Nearby is the Avecasta Cave, officially classified as a Site of Public Interest. This important archaeological site contains evidence of human occupation from several historical periods, with particular significance from prehistoric times through to the medieval period. The cave is also recognised for the scientific importance and exceptional preservation of its palaeoenvironmental remains.

Another of the village's landmarks is the Avecasta Windmill, a rare rotating windmill in which the entire wooden structure could be turned to face the wind. Located on an elevated site close to the cave, the area offers beautiful panoramic views across the surrounding countryside and distant mountain ranges.

Location

The property enjoys a peaceful countryside location while remaining within convenient reach of the main towns and cities in Central Portugal:

Ferreira do Zêzere: approximately 15 minutes;
Tomar: around 20 to 25 minutes;
Coimbra: approximately 1 hour;
Lisbon and Lisbon Airport: approximately 1 hour and 40 minutes.

A rare opportunity for anyone looking to restore an authentic Portuguese stone house while also benefiting from a separate plot with an approved building project, in one of the most historically and naturally interesting villages in the Ferreira do Zêzere area.