



1153-2

Reference

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Loulé (São Clemente) - Land



2890

Area (m²)



2890

Land Area (m²)

380 000 €

(EUR €)

Rustic building located on a plot of land intended for housing with a practically flat topography

The rustic building in question was the subject of a Request for Prior Information (PIP) granted by the Technical Services of the Municipality of Loulé, letter no. 2533, of February 2nd, and order of the Mayor dated 2023.02.02 with the characteristics described below:

Building area: 2,890.00m²
Implantation area 256.20 m²
Gross Construction Area: 297.80 m²
No. Floors 2 + Basement
Height 6.30 m
Clearance to extremes ≥ 5m

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Infinity pool 9.00x5.50 m
Type of Use Hab. Single-family

The lot in question is not equipped with public water and sewage infrastructure, but electricity and telephone networks are provided. This property is located on a plot of land intended for housing with a practically flat topography, which avoids high expenses with earth movements and accessibility, as the threshold level coincides with the natural level of the land. In addition, it borders the north; where it has an access, with a public road paved in bituminous concrete, and to the West; where it has an access, with a public road paved in bituminous concrete, that is, it is endowed with two direct accesses to public roads.

According to the Municipal Master Plan (PDM) of Loulé, this land is located, in terms of land use, partly in Agricultural Spaces – National Agricultural Reserve Areas (RAN) and Areas of Predominantly Agricultural Use and partly in Urbanizable Spaces / Areas of Dispersed Building to Be Structured; see location plans and has constructive capacity, where the above parameters prevail and constant in the PIP.

The property is located on the outskirts of the county seat, the city of Loulé, about 5.00 km from the center of the municipality, about 10.00 km from São Brás de Alportel and approximately 10.00 km from Faro, the district capital, where the main administrative centers and the airport are located. It should also be noted that within a radius of 10.00 km are located the main tourist areas of the municipality, such as beaches, cultural centers and various restaurants, highlighting the typical of the region. It offers a privileged view of the countryside. In terms of comfort of location, it meets a very welcoming and extremely quiet and exotic quality of life, it is alone, but not isolated, allowing the enjoyment of nature and the typicity of the Algarve's regionalism, associating the quality of life with the splendor of nature with the short distance to the means of citizenship and socialization, thus providing unique living conditions.

Property Features

- Garden



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