



Fiães - Farmhouse



4

Bedrooms



814

Area (m²)



14751

Land Area (m²)

990 000 €

(EUR €)

Farm with excellent location - Fiães

Farm with a total land area of 14,751m², located in Fiães, in the municipality of Santa Maria da Feira.

Farm consists of one urban item and three rustic ones.

In the urban article, a three-storey house is located for restoration. The ground floor consists of a hall, several rooms, kitchen, bathroom, storage, patio, where the swimming pool and annex are located. The 1st floor consists of a circulation area, kitchen, bathroom, 4 bedrooms, living rooms and terrace. The basement has areas where the ceiling height is low

With regard to the three rustic articles, with a total area of 12,356 m², according to the current PDM of Santa Maria da Feira, they are included in the Type II Residential Space land classification, subject to the following buildability regime:


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- a) They are intended for housing, although other uses may be permitted, as long as there are no reasons for incompatibility with dominant use;
- b) The Maximum Land Use Index is 0.90;
- c) The minimum area of the lots is 200 m², and must have minimum fronts of, respectively, 8, 11 and 18 meters, depending on whether they are townhouse, semi-detached or detached buildings;
- d) Maximum number of floors above the threshold level = 3, allowing the addition of one more floor as long as the latter is to make use of the roof attic or recessed floor.

The Quinta is located in an essentially residential area, with shops and services nearby.

Its location has good access, via several local streets and easy accessibility to the N1, approximately 6km from the A41, which connects to the A29, A1 and A32.

Property Features

- Built year: 1901
- Energetic certification: E