



219 000 € • PR100-12



Land in Alentejo with 11.320 m²

This is an excellent opportunity to acquire a plot of land with an area of 11,320 m² and a licence to build a service station for motorhomes. The approved project consists of 14 separate plots for caravans, each measuring around 54 m².

The reception area will have an area of 22.20 m², while the sanitary facilities will have an approximate surface area of 26.80 m² (total surface area 36.30 m²). There is also a service area for the disposal of wastewater.

The land is situated on a gentle slope and has been carefully prepared for its intended purpose. The land has been levelled, fenced, and paths created. It has a water supply, electricity, internet, and around 150 planted trees. It also has direct access to a small stream.

On the opposite side of the road is the continuation of the land, which can be used as an additional car park to the reception area. In this same space, we find an ideal area for relaxing to the sound of the calming water of the stream that runs through the area.

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The land is situated between São Teotónio and Saboia, in the district of Beja, Alentejo. Its strategic location, combined with the daily traffic of motorhomes along the road, ensures a high potential for visitors.

The lower area contains a tank with a capacity of 180,000 litres, which can be used as a swimming pool, a borehole 140 metres deep and a pump 120 metres deep, with a capacity of 5,000 litres per hour.

The well has a daily capacity of 20,000 litres.

Two additional fresh water reservoirs are planned, one above ground with a capacity of 8,600 litres and another underground with a capacity of 5,000 litres. Each tank is equipped with its own pump.

The wastewater treatment plant has a capacity of 5,000 litres, with an 8,000-litre tank following. The water system comprises five pumps, allowing the trees to be supplied and irrigated autonomously. The installation includes taps in several locations.

The reservoir with filtering system is suitable for use as a swimming pool. The electrical system is connected to the EDP network, which provides a high level of power with intelligent fuses to reduce interference.

Each electrical consumer is provided with their own fuse box.

A robust current is available.

Mobile satellite communications are available.

The coastline, with its charming villages, such as Zambujeira do Mar, is only around 25 kilometres away, while the Algarve's popular destinations, such as Lagos or Albufeira, can be reached in around an hour.

The capital city of Lisbon is approximately 220 kilometres away.

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