CHAVETEJO
IMOBILIÁRIA

[£121,075] **€145,000**

Rare Opportunity – 8,040 sqm Building Plot with Panoramic Bode Castle Lake Views





Property Details

Reference:	613/26	**Plot size:**	8040
Business Type:	For Sale	**Location:**	Abrantes
		Energy Rating:	N/A

Description

With a total area of 8,040 sqm, divided into two plots, this property offers an excellent combination of building potential, natural beauty, and rural character.

The building section previously benefited from an approved project for a striking single-storey contemporary villa with a swimming pool and an approximate footprint of 400 sqm. Although this project is no longer valid, it clearly demonstrates the exceptional potential of the land for the creation of a high-quality modern home.

Located in the heart of the village of Martinchel, the property combines the tranquillity of a traditional village setting with convenient proximity to local amenities and the beautiful river beaches of Castelo de Bode Lake. Lisbon and its International Airport are approximately 1 hour and 30 minutes away, making this an attractive option for both permanent living and as a holiday or weekend retreat.

The sloping nature of the land is one of its greatest advantages, ensuring excellent views over the river and outstanding sun exposure throughout the day. Its elevated position allows any future home, terraces, and swimming pool to make the most of the surrounding landscape and the stunning views towards Castelo de Bode Lake.

On the rustic portion of the land there is a traditional well, which has always held water. Although the exact water yield cannot be guaranteed, local information suggests that the land was previously used as a vegetable plot and that the well

supplied water for irrigation.

The two plots include 53 mature olive trees, adding charm, character, and the possibility of small-scale olive oil production. There is also a traditional stone threshing floor just beyond the building line, reflecting the agricultural heritage of the property.

The location is particularly appealing for those who enjoy outdoor activities and water sports, with Aldeia do Mato and the lake nearby, offering easy access to boating, kayaking, paddleboarding, swimming, fishing, and nature walks.

Overall, this is a rare opportunity to acquire a substantial plot in a privileged village location, with outstanding views, excellent sun exposure, strong building potential, and close proximity to one of central Portugal’s most attractive lake areas.