

For Sale: Retreat Center / Typical Mountain Village...

Colmeal, Góis - Coimbra

€2.200.000

Discover a unique opportunity to acquire a typical mountain village, licensed for Rural Tourism, which extends over 31.5 hectares of pure natural beauty. It has been running as a retreat center for the past 4 years with cash positive operations...



With a gross construction area of 1.800 m², this property has five recently restored schist stone houses, including a 100 m² studio ideal for retreats or training sessions and a catering space equipped with a professional kitchen.

The atmosphere is complemented by a relaxing sauna and refreshing pools, as well as several terraces offering stunning views.

The cultivated and pasture area, including a 1 hectare permaculture garden and over 100 fruit trees, close to forestry, provides a sustainable lifestyle. A stream that runs alongside the property guarantees water autonomy, assured by five water sources and waterfalls.

With 10 bedrooms and 13 bathrooms, the property is perfect for hosting guests or groups. Multiple private kitchens and living areas ensure comfort and privacy. The glamping has capacity for more than 20 people, with outdoor bathrooms, ideal for those looking for an experience in contact with nature.. .

Additionally, there are several ruins and a watermill ripe for reconstruction, with already existing plans and some building approvals. The streets paved by the Goís City Hall, together with sanitation, water supply and fiber optic internet, make this place even more attractive.

Located approximately 25 km from the center of the municipality of Góis and 60 km from Coimbra, 190 km from Porto and 230 km from Lisbon, this heritage combines history, comfort and sustainability in one place.

NB: The properties and lands to be sold through the purchase&sale of the company that owns them...



Global Map of the village

The project was based on the recovery and adaptation of the houses of Loural, a small village in the territory of the Union of Parishes of Cadafaz and Colmeal, between the Açor and Lousã mountains, in the district of Coimbra.

The original promoters, a Portuguese and Dutch engineering couple, acquired all the urban and rural properties in the village, including a forest, totaling more than **31.5 hectares**, and began the rehabilitation in 2008, supported by the European program for the economic valorization of endogenous resources.

There are already 6 main buildings (1.068,06 m²) that have been restored with high quality standards and have continued to operate as a retreat center for the last 4 years, with positive cash flow operations... Meanwhile, the project for the rehabilitation of 3 other properties has already been approved, totaling 288,23 m² and with capacity for 10 more bedrooms and living spaces...

A global of **1.801,61 m² constructed** area is already registered.

The cultivated land totals seven hectares, including a 1-hectare permaculture garden and more than 100 fruit trees, from which residents have already started production for family consumption...

The public infrastructure, such as streets, sanitation and water supply, was carried out by the Municipality of Góis, which spent 253 thousand euros, with European funding through the Mais Centro and Proder programs. It also has high-speed fiber optics available throughout the village, ensuring that a connection to the modern world is always within reach...

In the center of the village, there are, already renovated:

The “**Mama**” house, with **347,33m²** built...

On the ground floor, a large living room & dining room, a professional kitchen & the main terrace with capacity for 50 people...

On the -1 floor, a professional laundry room, storage room & 2 bathrooms, 1 master suite...

On the -2 floor, the sauna, a terrace and the swimming pool...

The “**Studio**” next door has **173m²**...

On the ground floor, a large entrance with 2 full bathrooms...

On the -1 floor, the 98 m² studio, also with 2 bathrooms...

The “**Lilas**” house...

On the ground floor, a kitchen & living room...

On the middle floor: 1 suite...

On the 1st floor, 1 suite with independent access...

The “**Figueira**” house, which totals, with “**Lilas**”, **330,55 m2**...

On the ground floor, the reception, a kitchen & living room, 1 WC...

On the 1st floor, 4 bedrooms (2 duplex) & 2 full bathrooms...

In the “**Mimosa**” house with **217,18 m2**...

In “**Mimosa 1**”, ground floor, the kitchen & living room, 1 WC

On the 1st floor, 1 Suite...

=) connection with “**Mimosa 2**”, with independent entrance too...

On the 1st floor, a kitchen & living room, 1 WC...

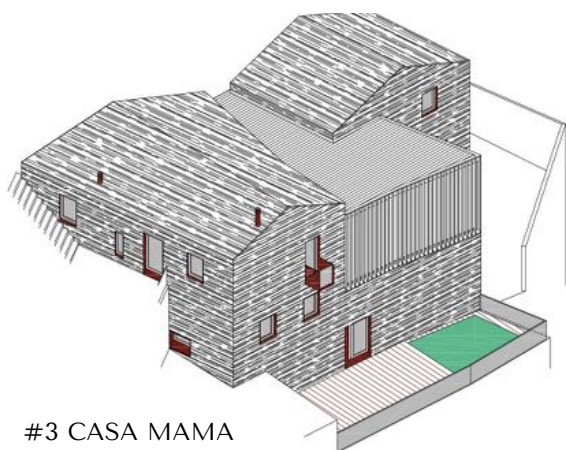
On the 2nd floor, 2 bedrooms & 1 full bathroom...

A few steps away from the center of the village, another house “**Casal dos Couços**” is being renovated with **134m2**...

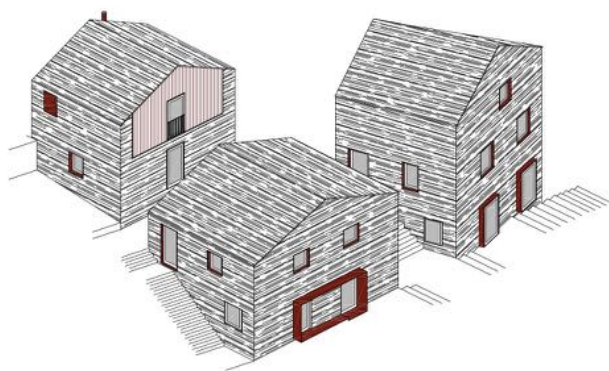
The village has:

- 5 water sources, several water tanks & water autonomy...
- Hot water through solar panels...
- Heating through wood-fired boilers...
- Public infrastructure, such as streets, sanitation, electricity and water supply...
- Glamping with more than 20 beds...
- Natural pool... and endless development possibilities!





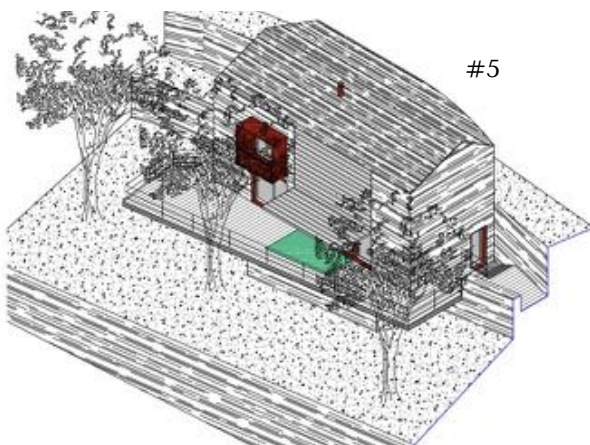
#3 CASA MAMA



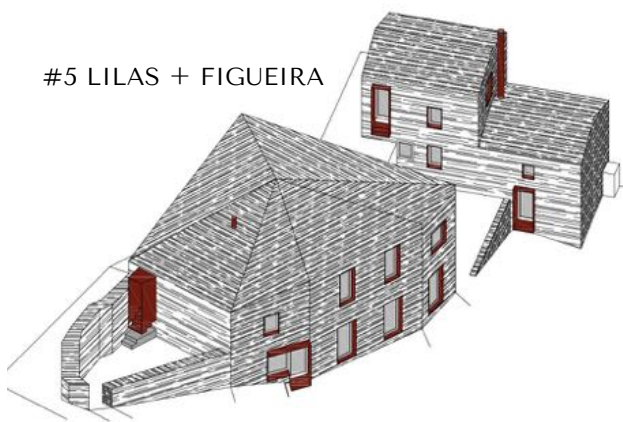
#4 PROJETO APROVADO



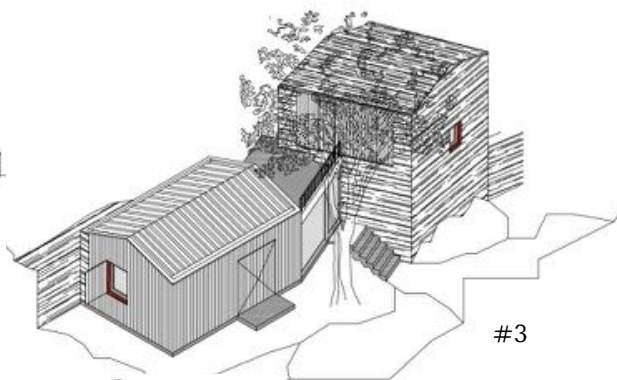
#9 ESTUDIO



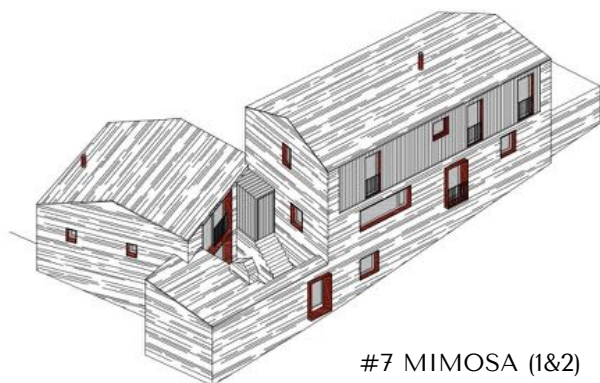
#5



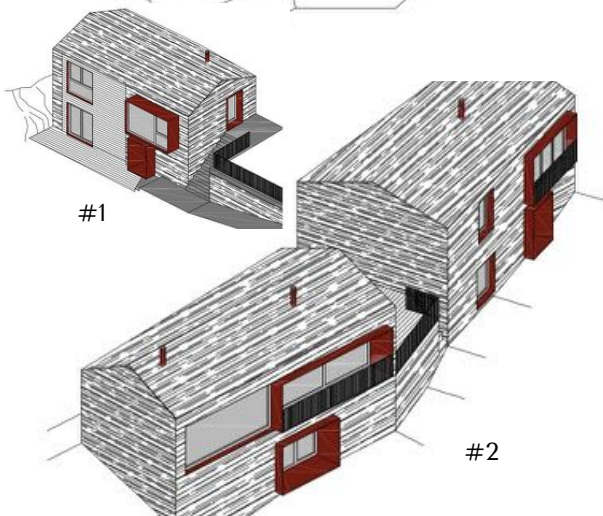
#5 LILAS + FIGUEIRA



#3



#7 MIMOSA (1&2)



#1

#2

Mapa das áreas / Cadernetas Urbanas						ABP	ABDep	ABConstr	Terreno	Impl
1	#3	Casa Mama	U	1743	Hab	347,33	0	347,33	284,15	193,67
2	#9	Estudio	U	1744	Hab	110	0	110	140	74
3	(são 2 predios reunidos)		U	1639	Outros / Hab	63	0	63	100	31,5
4	#5	Lilas + Figueira	U	699	Hab	330,55	0	330,55	242,81	181,48
5	#7	Mimosa 1 & 2	U	1742	Hab	217,18	0	217,18	144,91	106,87
6	#4	Projeto aprovado	U	703	Hab	73,34	214,89	288,23	227,49	132,04
7	#1		U	1624	Hab	50	0	50	82,6	25
8	#2		U	1613	Outros /Arrecadação	104,78	0	104,78	179,6	78,12
9	#6		U	1612	Hab	61,04	0	61,04	166,65	30,52
10	#8		U	1625	Hab	95,5	0	95,5	160	70,5
11	Casa isolada em renovação		U	695	Hab	46	88	134	113	88
					Já construidos	1068,06				
					Aprovado	288,23				
					Total construido	1801,61				

Mapa 1.1



Mapa 1.1

Linha do Reservatório		Escala: 1:5.000
 <p>Instituto Brasileiro de Geografia e Estatística</p>	Coordenadas: UTM	Elaboração: IBGE, 2000
	Projeto: IBGE, 2000	Atualização: IBGE, 2000
	Fonte: IBGE, 2000	Atualização: IBGE, 2000



FOR SALE

Typical Mountain Village
with Schist Stone Heritage
Houses & Studio 100m2 running
as a retreat center for the past 4
years with cash positive
operations...

1.800m2 of construction area
mostly renovated & potential for
extra construction...

31,5 hectares land plot
Rural Tourism licenses
...

Colmeal, Góis - Coimbra





5 renovated independent houses with 10 bedrooms, 13 bathrooms, living rooms & kitchens...

1 Professional Kitchen & large dining exterior/interior room...

Yoga/Training Studio 100m2

Glamping with over 20 beds...

Swimming pools, Sauna...

Waterfalls & water sources...

Over 100 fruit trees, 1 hectare permaculture garden...

Possibility of expanding housing & services through the numerous existing ruins...





The renovation of the village began in 2008, under the initiative of a Portuguese-Dutch engineering couple, who acquired all the urban and rural properties of the village, including a forest, totaling more than 31 hectares, supported by the European Program for the Economic Valorization of Endogenous Resources. The buildings have been completely restored with high quality standards and continue to operate in the retreat, tourism and training sectors...

