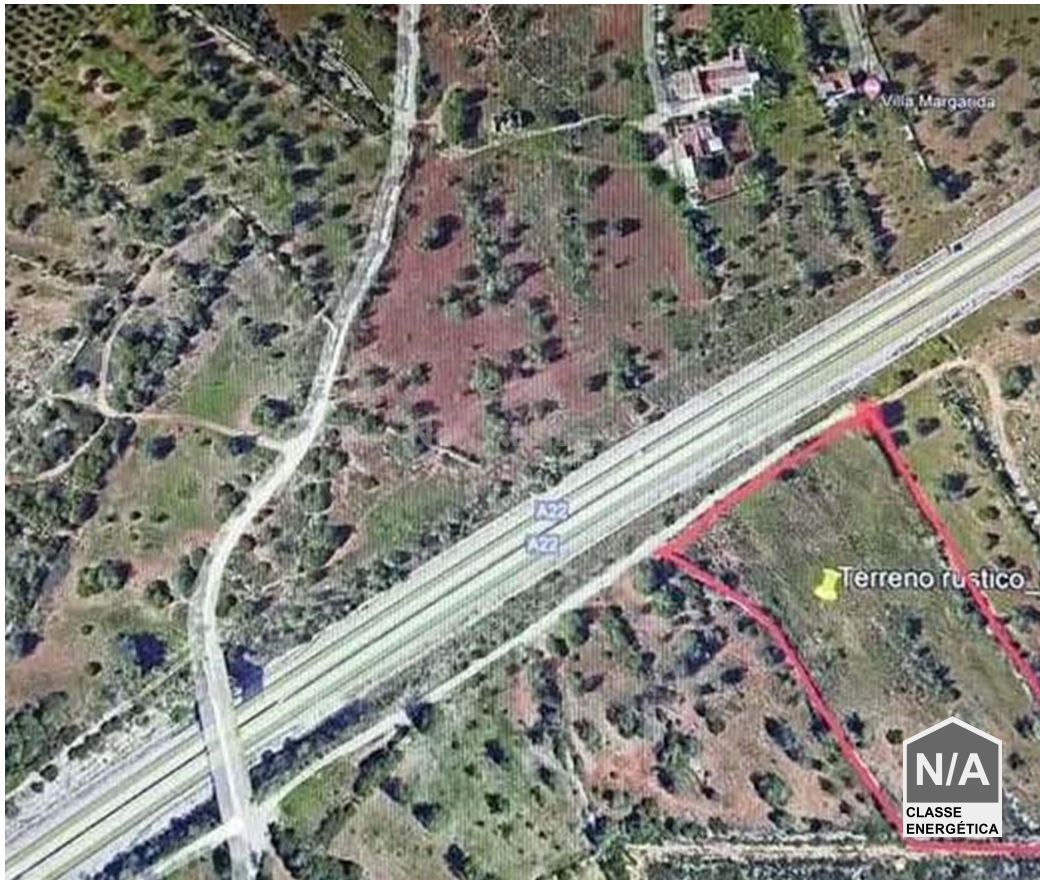




## Paderne - Land



 **13300**  **13300**  
Area (m<sup>2</sup>) Land Area (m<sup>2</sup>)

**98 000 €**  
(EUR €)

### 6km from Albufeira , Farmland

Rustic Land in Cerro do Ouro – Investment with Guaranteed Annual Income

Located in the quiet and picturesque area of Cerro do Ouro, in Paderne, this 13,300m<sup>2</sup> agricultural land is just 6 km from the center of Albufeira. This is an excellent opportunity for those looking to invest in a rural property with profitability and potential for appreciation.

The land is well maintained and is composed of several fruit trees, namely carob, almond and olive trees, which makes it ideal for agricultural exploration or to develop a personalized rural project, such as a farm or sustainable leisure space. The accesses are great, ensuring ease of entry and circulation on the property.

One of the great assets of this land is the annual income of €3,000, from advertising installed on the



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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



site, which allows the new owner to enjoy an immediate and stable return. There is also the possibility of connecting to the public water and electricity networks, which facilitates any type of future project.

The privileged location between the countryside and the sea, just a few minutes from Albufeira, allows you to combine tranquility, privacy and proximity to all the services and infrastructures of the city.

If you are looking for a solid investment with guaranteed income and excellent agricultural or leisure potential, this plot of land in Cerro do Ouro is the ideal opportunity.

For more information or to schedule a visit, please do not hesitate to contact us.

## Property Features

- IMI Value: 200€ano
- Built year: 0
- Energetic certification: Exempt
- Proximity: Public Transport
- Views: Countryside views
- Solar orientation: North, South, East, West



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