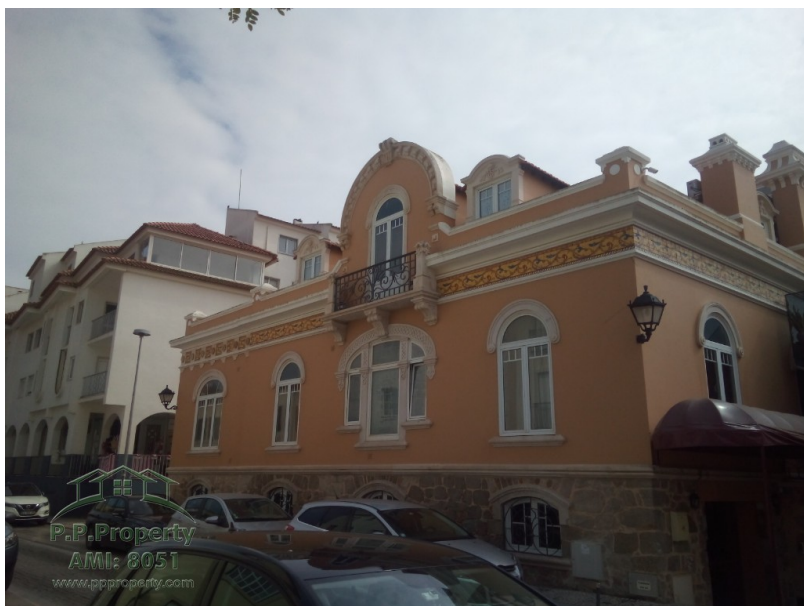


Charming Hotel for investment in São Martinho do Porto Bay



Ref. Id	Living Area	Total Area	Price	Bedrooms	Bathrooms
CM-1	722 M ²	722 M ²	€2,990,000	11	12

REDUCTION ON PRICE FROM 3.800.000€ to 2.990.000€

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This fascinating building, from the early 20th century, it's an excellent example of the architectural style of *New art* style. It was considered a building of Municipal and Patrimonial interest by the Ministry of Culture in 1996.

Today, transformed into a Hotel and elegant Tea House, *Palace do Capitão* maintains the architectural characteristics of its origin and meets quality, refinement and good taste, providing the guests with the comfort and well-being of a family home.

The building has a building area of ??247 sq.m, consisting of a basement, ground floor, and 1st floor completing a total construction area of ??722.61 sq.m.

This four-star rural tourism project offers 11 air-conditioned, elegantly furnished rooms, each with a unique atmosphere, and with breathtaking views over the São

Martinho Bay where you can enjoy unique refinements.

This property is impeccably restored keeping the ceilings in painted woodwork and full of architectural details of the time allying beauty and luxury to a familiar and welcoming environment.

Description:

Entering through beautiful wrought iron gates you have access to a majestic staircase that leads to the main entrance of this imposing Architecture building *New Art* style.

Ground Floor

As you pass the doors you will find a small reception with wooden furniture. Turning to the left is a comfortable living room with well painted wooden ceilings and decorated with period furniture and glass doors leading to a small balcony where you can enjoy the surrounding views of the beach and the Portuguese sidewalk walkway.

Going straight through the living room you enter the 40-seat dining room with connection to a modern and fully equipped kitchen for small dining. From this kitchen, the service staff has access to the entrance door of the building.

On this floor, you can also enjoy a splendid tea room, very well decorated and with details of refinement of the time to create a unique environment.

Rounding the reception through the right has corridor leads to the rooms all of them with a suite featuring one of them a beautiful stained glass window, overlooking a street that leads you to the local garden.

1st Floor:

Climbing the stairs in crafted wood arrives at the first floor with rooms in suite, where the good taste prevails. one of the rooms has a beautiful balcony and interior stairs that gives access to a private terrace where you can enjoy the beautiful sea views in a Romantic atmosphere.

Basement:

This area with independent entrance has approximately 200 sq.m dedicated to the organization of events and business meetings and office space for the elements of the organization. From this area, you have access to an inviting terrace surrounded by glass allowing a great view over the whole Bay while you can enjoy the sun and a drink.

This area there is also the other support infrastructures the Hotel, namely, Laundry, Wardrobe, Bathhouse, Commissary, and Garage.

This is a tourist building, with antique finishes, fully equipped that has won awards of merit, presents itself as a property of unique characteristics that meets conditions for those who wish to have an investment project in a demanding and exquisite market segment.

Come visit and fall in love with this space located on the Silver Coast and one of the most beautiful Bays of Europe.

Location:

It is 20 minutes by car from the cities of Alcobaça and Caldas da Rainha and Óbidos, 15 minutes from the beaches of Nazaré and Foz do Arelho and 30 minutes from Leiria (district capital).

Access to the motorway is only 8 minutes away, with Lisbon airport 50 minutes away, Lisbon airport is served by several airlines that operate scheduled flights between Portugal remaining European countries.