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## BOP/SP/85: Luxury Country Home Sale - Radical Sports Ranch, SP, Brazil

Location: [Sao Paulo](#), [Sao Paulo](#), [Brazil](#)

Price: £253,165 / \$402,010 / €314,961 / 800,000 BRL \*

Type: Farms

Status: Resale

### Description

Opportunity to buy and invest in a fully operational 'radical sports activity' ranch property for sale in Brazil situated in the State of Sao Paulo including luxury country-side home.

### Features

- Luxury home sale in Sao Paulo
- 4 bed and 3 bath main house
- Radical sports ranch business
- 4.6 Hectares of land (11.36 acres)
- Additional huge master bedroom with double en-suite bathroom
- Guest cottage
- Property keepers house
- Forest and nature trails within the land limits
- Two well stocked fishing lakes
- Superb mountain location

### Overview

This ranch provides an opportunity for the new owner to not only have a wonderful home to live in, but to also engage in the business of radical sports activities - (this business currently nets R\$50,000 per annum).

Situated in a beautiful mountain region of Sao Paulo State, the property really does have it all, and currently offers many facilities for radical sports activities.

This ranch proves very popular for holding family events such as birthday parties and also provides the ideal family gift for people who like a challenge ..... or maybe you just want to get away from the crowded city life and head for this rural retreat!

Business people within the region find it a great way to bond with their colleagues and friends by holding challenging company events at the premises.

The main home is luxuriously finished and comprises of 4 bedrooms and 3 bathrooms including one en-suite, along with a huge master suite with double bathroom.

The property keepers house is ideally located and includes 3 bedrooms with 1 bathroom, kitchen, living room, and private balcony.

The guest cottage includes a bedroom, bathroom, living room, kitchen, private balcony, and Asian style garden.

The ranch also includes amongst many other things a lake-side kiosk, riverside play-park and Gazebo, along with a football pitch.

It's worth noting that this property was featured in the nations 'Casa e Construcao' magazine just 4 years ago.

The land area on offer is divided into two distinct parts with the main home and landscaped gardens occupying approx. 3 hectares, and the radical sports activity part occupying the remaining 1.6 hectares.

Forest walks along trails, fishing, air-cycling, tree-climbing/walking, boating, and relaxing, include just a few of the activities you can get involved with at this ranch.

For more details please contact Brazil Overseas Property in Brazil.

### Location

Sao Paulo State, South East Brazil

### Specification

The sales price of this farm/ranch business includes the majority of furnishings with exception to the current owners personal items. All items required for the radical sports activities are included within the selling price.

### Associated Costs

The advertised selling price of this farm/ranch for sale in Brazil includes the cost for allocation of your individual Brazilian CPF number, which is required for you to buy a property in Brazil, although, does not include registration taxes/fees paid in Brazil to put the property into your name.

Although it is not mandatory to use a Lawyer when buying rural property in Brazil, due to the fact that a CRECI registered estate agent is qualified to carry out the complete



property sale and purchase transaction in Brazil, Brazil Overseas Property recommends that you do use an independent lawyer in Brazil registered and qualified with the OAB (Ordem dos Advogados do Brasil), and a Lawyer who is also familiar with the region where you intend to buy your property in Brazil, as well as being fully qualified to deal with the type of property you are buying.

If you are an overseas investor intending to buy a country home in Sao Paulo, then you should always receive an officially translated version of the sale and purchase contract into your native language for the property you are buying in Brazil.

Legal fees and officially translated documents are not included within the advertised selling price of this Brazilian property.

### Additional Property Images



**Brazil Overseas Property** [www.braziloverseasproperty.co.uk](http://www.braziloverseasproperty.co.uk)

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\*All advertised property prices are converted from Brazilian Reals using the following conversion rates:  
3.16 BRL = £1 | 1.99 BRL = \$1 | 2.54 BRL = €1

Please note: All published details correct at 5/22/2012 1:20:43 AM. Please refer to the website for the most up to date information on this property.