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Ref
CB05-153
Scan QR code to view property

House 4 Bedrooms - Santa Comba Dão, Viseu
Santa Comba Dão, Viseu

| 4 | 7 | 0 sqm | 10000 sqm | A |
|---|---|---|---|---|
| Bedroom(s) | Bathroom(s) | Gross Area | Plot Area | CLASSE ENERGÉTICA |

1 100 000 €

CB05-153
AMI 17774

## Features

- Pool
- Garden
- Terrace
- Garage
- Living rooms: 4
- Self contained apartment
- Games room
- Parking place type:
- Well
- Sealed land area
- Energetic certification:

## House 4 Bedrooms - Santa Comba Dão, Viseu

Located in the heart of the central region of Portugal, on the banks of the Dão River, this luxurious 4 bedroom villa, with modern architecture, is set on 690 m2 of a plot of 1 ha, offering stunning views of the river and surrounding nature. With large spaces to enjoy both the interior and the exterior with privacy and tranquility. Ideal for those who want to enjoy the peace of life in a small town without giving up the benefits of city life.

The villa consists of:
- 4 suites equipped with inverter air conditioning, one of which has a dressing room;
- Large space with office, living and dining room with two-sided fireplace/stove;
- Fully equipped and functional kitchen;
- Service toilet;
- Rustic kitchen equipped with oven and wood stove with toilet to support this area;
- Laundry;
- Garage for 3 cars equipped with three-phase Wallbox of 11 kW;
- Technical area;
- Party room;
-Locker room;
- Swimming pool heated by solar panels with exchanger;
- Outdoor leisure area with dining area and barbecue;
- Underfloor heating throughout the house, mixed system with solar panels and heat pump;
- Domestic hot water: mixed system with solar panels and thermostatic water heater;

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- Photovoltaic solar panels with an installed capacity of 6160Wp;
- Window frames with thermal break and low-emissivity glass;
- Floating floor in sucupira wood in the bedroom area and ceramic in the other areas of the house;
- Alarm with image capture;
- High-speed Internet (fiber optic);
- Garden with water collection hole and automated irrigation system.

Santa Comba Dão has a privileged location, being just a few minutes drive from Viseu, Coimbra and Aveiro, offering the perfect balance between urban life and the tranquility of nature. Safe city, with a welcoming community, quality education, including an official music conservatory.
The location of this villa satisfies all daily needs (post office, banks, supermarkets, government institutions) just a few steps away.
It is 4 km from the Ecopista do Dão, a 49 km bike path transformed from the old railway line, 10 km from the River Beach of Srª da Ribeira, one of the largest in the central region where a water sports center is available.

Book your visit now and come live an extraordinary real estate experience!