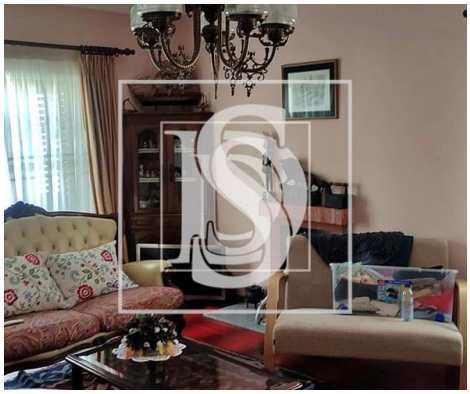
João Sousa

Tel: 910667333

Email: joaopaulosousa@decisoesesolucoes.com

Preço: 750 000 €



3	0	✖	132,34 sqm	0 sqm	✔	1983

Ref. FILIPEGONCALVES1366 | Vila Real

Villa T3 in UDF de Vila Real (Nossa Senhora da Conceição, São Pedro e São Dinis)

3 bedroom villa - Vila Real

This is an excellent villa with plenty of outdoor space on a plot of 1382.70m2. There is also a villa with an independent entrance that could be used as an investment house.

The property develops as follows: Entering through the main door on the ground floor, we come across a spacious entrance hall that distributes the entire social area, starting with a generous living room with a sliding door that gives access to a large balcony and an inviting open-plan living room, a generous, fully equipped and very functional kitchen with wonderful views over the Marão.
Upstairs we enter a corridor that leads to three good-sized bedrooms with balconies.
On the lower floor, there is another 3-bedroom house.
At the rear of the house there is a garage for several cars, a laundry room, a guest toilet and a storage room.
There is a large plot of cultivated land with fruit trees.

This is an excellent deal, given the property's potential, its proximity (5 km) to the city of Vila Real, the

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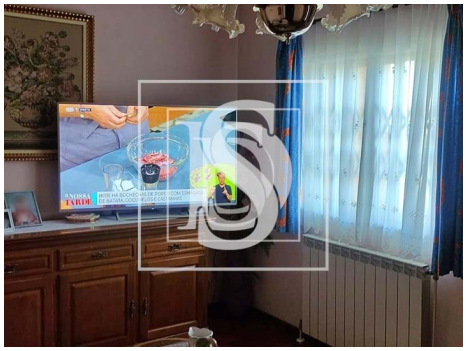
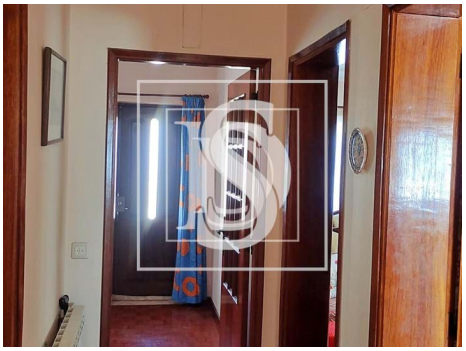
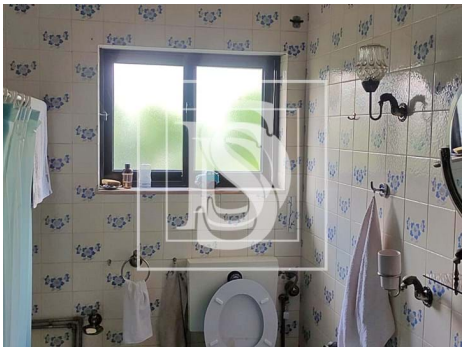
tranquillity of the area and the possibility of making a profit from the small adjoining house. Whether for your own home or for vacation, this is undoubtedly your best option.

Areas:
Useful area- 132.34m2
Gross private area- 175.40m2
Gross dependent area- 87.70m2
Gross construction area- 263.10m2
Total land area- 1382.70m2
Value m2 (useful)- 5667€

Energy Certificate- A+



General features

- Fireplace
- Aluminum frames
- Window
- Aluminum Shutters
- Diesel boiler
- Blinds
- Shower tray
- Shower Enclosures

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- Garden
- Views: Countryside views, Mountain views
- Garage
- Built year: 1983
- Energetic certification: A
- Pets welcome