Alexandre Oliveira

Tel: +351914501602

Email: alexandreoliveira@decisoesesolucoes.com

Preço: 345 000 €

4	4	✖	208 sqm	0 sqm	✔	2011

Ref. BNOG1SMM1148 | Viana do Castelo

Townhouse T4 in Areosa

Magnificent 4 bedroom villa with views over the sea and the river in Viana do Castelo

Located in the parish of Areosa, this villa is located close to all services and amenities. It has supermarkets and access to public transport just a few minutes' walk away. In addition to the day-to-day amenities, you can walk to the Poço Negro waterfalls through the paths of Santiago right outside your door or to the beach, which is just a 15-minute walk away.

The villa has about 200m2 of floor space and is located on a plot of 168m2, extending over 4 floors.

In the basement there is:
- collection
- laundry
- bedroom
- English well, ideal for drying clothes or for making a winter garden
- 2 car garage
- outdoor patio

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On the ground floor it has:
- public place
- entrance hall with black-angola granite flooring
- service toilet
- built-in wardrobes in the hallway
- fully equipped kitchen with black-angola granite flooring. At the moment it is closed but with the possibility of opening to the living room and being in an open concept;
- living room with wood burning stove and afisélia wood floor
- full length balcony

On the 1st floor it has:
- 2 suites with balcony and fitted wardrobes
- 2 bedrooms with balcony and fitted wardrobes
- 1 full bathroom

On the top floor there is:
- the ex-libris of the house: a glass-lined solarium with terraces on both sides

In addition to its generous areas, this villa has all the necessary comforts for a luxurious life by the sea.

Other added value:
- alarm with cameras in all divisions with the exception of bedrooms and bathrooms
- Double glasses
- electric blinds
- built-in wardrobes
- Central Heating
- solar panels for heating sanitary water
- central vacuum

If you are looking for the tranquility of the sea and the countryside but want to maintain quick access to the city, this villa is undoubtedly what you are looking for.

Do not miss this opportunity. We will be happy to present you the house of your dreams, in the heart of Minho, in Viana do Castelo.

Linked Credit Intermediary No. 0003971, verifiable with the Bank of Portugal.

DECISÕES E SOLUÇÕES is the largest real estate consultancy and credit intermediation network operating in Portugal, being the market leader in its business segment.

We currently have a network of more than 300 agencies and we operate in 5 major areas: real estate mediation, construction mediation, real estate construction, credit intermediation and insurance mediation.

We provide a personalized counseling service with 360º SOLUTIONS.

We ensure personalized advice in the choice and selection of your property. We guarantee solutions according to your goals in terms of:

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· Purchase and sale and lease;
· Banking properties;
· Discounted properties;
· Luxury real estate and golden visa.

We are the largest credit intermediation network operating in Portugal and we have 18 years of experience in this area. We guarantee the best solutions on the market in terms of housing credit and consumer credit, for individuals and companies.

DECISÕES E SOLUÇÕES was born with a very clear mission: on the one hand, to provide a financial and real estate advisory service to help Portuguese families to reduce their monthly charges and benefit from better living conditions, on the other hand, to boost a project business that generates many jobs.

This mission has at its genesis the belief that the intervention of the business fabric in the development of a sustainable society is fundamental. For DECISÕES E SOLUÇÕES, only with a close connection between the ability to provide a relevant service to the community, promoting the well-being of our customers, and investing in boosting the career opportunities of our employees, do we actively contribute for this purpose.

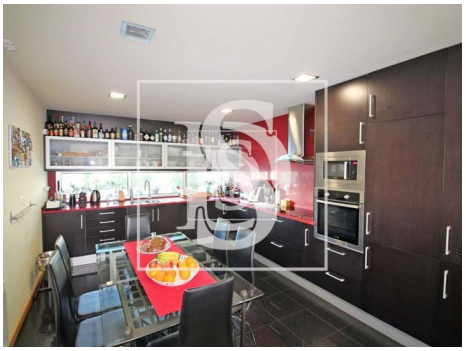
In addition to the service it provides to the market, since its foundation in 2003, DECISÕES E SOLUÇÕES has supported various associations and important causes for greater social inclusion, including Fundação do Gil and Cáritas Portuguesa.

DECISÕES E SOLUÇÕES has also involved its employees in various voluntary actions at national level as part of its social responsibility policies.

DECISÕES E SOLUÇÕES guarantees its clients solidity, trust and credibility.

When buying, selling or leasing your property, count on DECISIONS AND SOLUTIONS.

Visit us in Braga, at Av. D. João II nº66



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General features

- Refrigerator
- Extractor Fan
- Kitchen: Hob, Oven
- Heat accumulator
- Equipped kitchen
- Dishwashing machine
- Aluminum frames
- Intrusion detection
- Window
- Shower Enclosures
- Built year: 2011
- Solar system
- Electric gates
- Video entry system
- Double glazing
- Electric garage gate
- Energetic certification: B
- Garage
- Heated towel rails
- Hydromassage cabin
- Thermoaccumulator
- Energy accumulator
- Washing machine
- Fitted wardrobes
- PVC frames
- Simple bathtub
- Bathtub Screens
- Garden
- Thermal acoustic window frames
- Views: Sea views, Countryside views, Mountain views, River view, City view
- Central vacuum system
- Security alarm
- Electric shutters
- Hydrotherapy Bath
- Solar orientation: North, South
- Parking places number: 2

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