# Carla Larangeira

**Tel:** 911142886

**Email:** carlalarangeira@decisoesesolucoes.com

## Preço: 1 100 000 €

| 6 | 0 | ✖ | 480 sqm | 0 sqm | ✔ | 2007 |
|---|---|---|---|---|---|---|

**Ref.** GAICCCR69 | Vila Nova de Gaia

## Villa T6+2 in UDF de Mafamude e Vilar do Paraíso

Business Opportunity? Well believe me you just found yours! Mansion for sale on one of the main streets of Vila Nova de Gaia. Built on a plot of 1500 square meters with access from 2 streets and a wonderful view of the sea from Praia de Madalena, this property meets the expectations of builders and investors, whether for the construction of a gated community, building or commercial establishment such as warehouses, supermarkets and shops . Constructive potential of 1600 square meters and 100 square meters are already built between independent apartments plus storage rooms and covered garages. Project in progress for 6 townhouses with swimming pool and parking. Schedule a visit and you will be amazed by this property.
How about being part of a region experiencing high real estate expansion with all services at the doorstep: schools, hospital, pharmacy and especially the metro. Privileged location with Avenida da República about 2 km away and Porto 3.5 km away.
But you know what really impresses? In cash. I guarantee, you will never see Praia de Madalena as beautiful as it is from here. the most beautiful sunset in the region.
ahhh the sea... That's all you'll find in this charming village-type mansion, currently built on 3 independent floors:
1st floor T2 with living room, lounges and fully equipped kitchen 3 bathrooms.
Ground floor with 2 bedrooms (t2) 1 bathroom kitchen and lots of natural light.

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Basement with 5 rooms and 2 bathrooms where the company and deposit operated.
upper floor T3 being a suite and 1 more bathroom, rooms in open concept with equipped kitchen and independent laundry area.
Covered parking for 4 cars and uncovered parking for more than 10.
Side street access.
Project in progress
Take advantage of this unique business opportunity

# General features

- Refrigerator
- Heating
- Air conditioning
- Washing machine
- Fitted wardrobes
- Aluminum frames
- Blinds
- Kitchen: Hob, Oven, Freezer
- Fireplace
- Equipped kitchen
- Dishwashing machine
- Alarm pre installation
- Kennel
- Blackout blinds

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- Window
- Garden
- Video surveillance
- Built year: 2007
- Gas: Tank
- Private condominium
- Conservatory
- Double glazing
- Energetic certification: D
- Garage
- Hotel complex
- Wooden Shutters
- Barbecue
- Access to people with mobility difficulties
- Views: Sea views, Mountain views
- Gas: Bottle
- Drive way
- Video entry system
- Parking space
- Solar orientation: North, South, East, West
- Parking places number: 10
- Pets welcome