**Carlos Silva**

**Tel:** 965505697

**Email:** carlossilva@decisoesesolucoes.com

## Preço: 363 100 €

| 3 | 3 | ✔ | 147,3 sqm | 0 sqm | ✔ | 2023 |
|---|---|---|---|---|---|---|

**Ref.** ESPOSENDECS1074 | Viana do Castelo

## Townhouse T3 in Areosa

GOLDEN RESIDENCE

House T3 5 min from the CENTER with Sea View

Houses T3, with 3 floors, inserted in lots with 166.1 m² to 258.6 m², and with a gross building area ranging from 255.35 m² to 293.7 m².

Located in the parish of Areosa, Viana do Castelo, they are just 5 minutes from the city center and Praia Norte, 3 minutes from the Escola Superior de Saúde and the Hospital and 2 minutes from Colégio do Minho.

This house was designed in detail from its conception. It allows the customization of finishes and equipment so that customers can enjoy a different level of life (living in an exclusive and quiet area, in the comfort of their home, enjoying fabulous sun exposure and a fantastic sea view).

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Regarding the layout of the house, as mentioned above, it has 3 floors:

- 1st floor that has an OPEN SPACE kitchen, with the living room in double height with direct access to a fabulous garden with the possibility of installing an outdoor heated swimming pool, an area reserved for laundry and storage, and a WC (possibility to also make a multipurpose room for an office/gym, and a wine cellar).

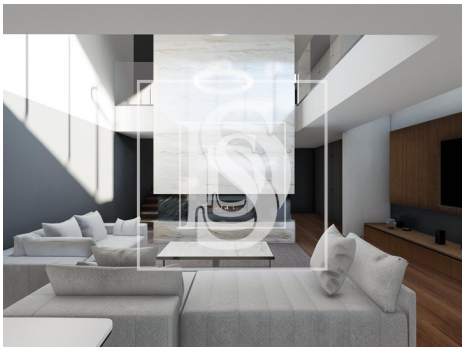
- 1 intermediate floor with garage, WC, entrance hall and an elevated DECK with sea view and the possibility of integrating a lift and freight elevator.

- 1st floor with 3 bedrooms, one of which is a SUITE with CLOSET and SEA VIEW, a complete bathroom to support the other 2 bedrooms. All bedrooms have built-in wardrobes and a balcony.

With regard to equipment, the house will be prepared to receive AIR CONDITIONING or HIGH EFFICIENCY RADIATORS through a heat pump, electric shutters, furnished WC's, laundry with furniture and interactive video intercom.

Prices from €328,500.00 (depending on the lot and chosen project).
Possibility of building a 7m*3m swimming pool, heated by a heat pump, for €20,000.00.

COME AND SEE OUR PROJECT.



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# General features

- Fireplace
- Thermal blinds
- Shower tray
- Garden
- Built year: 2023
- Views: City view, Sea views, Mountain views
- Double glazing
- Energetic certification: A
- Fitted wardrobes
- Wall-hung sanitaryware
- Shower Enclosures
- Pool
- Thermal acoustic window frames
- Video entry system
- Electric shutters
- Garage