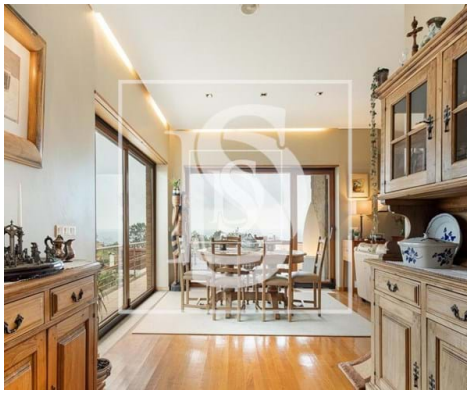
## Martinha Silva

**Tel:** 965613918

**Email:** martinhasilva@decisoesesolucoes.com

**Preço: 690 000 €**



| 4 | 4 | ✖ | 285 sqm | 790 sqm | ✖ | 1999 |
|---|---|---|---|---|---|---|

**Ref.** VPAMS734 | Viana do Castelo

## Townhouse T4 in Carreço

4 bedrroms Villa with sea view, a pool and a secundary guest House.
This villa is located in Montedor, Carreço, Viana do Castelo, close to beaches and pine forest, with privileged views of the sea and the mountain and next to the Ecovia Litoral Norte.
Culture and Leisure:
- Fornelos rock engravings
- Forte Paçí´- Moinho do Petisco (50 meters away)
- Moinho do Marinheiro (with wooden sails) and Moinho de Cima (100 meters) - Farol de Montedor (100 meters)
Beaches:
Paçí´ beach is located in a small bay, 1 km to the north (walking route through the ecovia) and is about 350 m long and 70 m wide. It has beach support and lifeguards during the bathing season. The beach of Carreço, is about 1 km to the south and the beach of Arda (famous for surfing),
if north, about 2 km. All of these beaches are close to the Ecovia Litoral Norte.
The villa is about 7 km from Viana do Castelo, 10 minutes from the city of Viana do Castelo, 50 minutes from the city of Porto, 40 minutes from Francisco Sá Carneiro airport.
Housing orientation and composition:

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The villa has 3 fronts, with excellent sun exposure, east, south and west, overlooking the sea (400 meters). It presents itself with 600 m2 of land fully walled with granite, in addition to an adjacent land, with about 200 m2 of area, including a T2 type wooden house, licensed for Local Accommodation (see comments and characteristics on Booking.com and Airbnb.com and also at: https://www.facebook.com/acasadomontedor/ or https://acasadomontedor.wixsite.com/acasadomontedor
MAIN HOUSING:
The total construction area is about 450 m2 divided over 3 floors.
The implantation area is about 165 m2.
Construction year: 1998.
The exterior walls are in Ponte de Lima granite and Spanish brick from â€œPorrigrésâ€□.
It has 4 balconies (2x18 m2 and 2x2 m2) with exposed concrete and stainless steel guardrails.
MAIN HOUSE INTERIOR

Ground floor:
- Garage for 2 cars with 47m2 with built-in cabinets and diesel boiler with thermoaccumulator for heating sanitary water and central heating with stainless steel chimney and 1000L tank to supply the boiler;
- Room with 6 m2 (includes 500L water tank, pressure pump for lifting water, storage and wine cellar);
- Living room with 45m2 with wood burning stove, pool table, ping-pong table and LG cinema projector (2020);
- Laundry with 12.5 m2, furnished and equipped with washing machine, dryer and refrigerator;
- WC with automatic lighting, mobile with washbasin, toilet and shower cabin;
- Balcony with access to the pool and barbecue;
Floor 1:
- Dining and Living room with 39m2, including granite fireplace in the living room
- Service toilet with automatic lighting including toilet and sink;
- Kitchen with 18m2 furnished (cherry plywood, "smove" doors and "blumotion" drawers and "Negro Angola" granite top and equipped with:
- â€œDe Dietrichâ€□ hood (1998)
- â€œIndesitâ€□ induction hob (2019)
- Microwave, Oven, Dishwasher â€œHotpoint Ariston â€□(all from 2019) - American type refrigeratorâ€œ LG â€□with production of cold water and ice. ( 2003) - â€œSaeccoâ€□ coffee machine (2001)
- Pantry (3.5 m2) with shelves and a â€œPhilipsâ€□ freezer as well as a small freight elevator with connection to the garage.
- Office (9 m2) with glass furniture.
2nd floor:
It has 4 bedrooms (15 m2 and 3x12 m2), 1 suite and another can be transformed into a suite in case of visits. have built-in cabinets as well as the hall on this floor;
- hall (20 m2) in the bedroom area with skylight and closet.
- 2 complete bathrooms with washbasin (over a cupboard), bidet, bathtub (master suite with hydromassage bathtub) and heated shower and towel rails integrated in the general heating system, water.
General:
The bathrooms have â€œRocaâ€□ crockery (suspended only in the service WC) and â€œGroheâ€□ single-lever taps, with bathtubs and showers being thermostatic. Coupled to the shower taps, there is a thermometer measuring the water temperature.
The pipes are of the â€œPEXâ€□ type.
All divisions have convectors for heating, using a diesel boiler, with a weekly programmer (located on the middle floor) to define the hours of operation and the desired temperature.
- The interior floors are made of American oak floors in the bedrooms, living room on the 1st floor and common areas.

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In the living room on the ground floor, kitchen, entrance hall and bathrooms, the floor is tiled.
It has electric interior blinds in the living rooms and bedrooms (embedded in the living rooms) and those in the ground floor room in black-out. The blinds in the rooms have a remote control (2020).
Air conditioning system in the master suite and in the hall of the rooms being controlled by WiFi. (2020)
General alarm system that can be activated by sections. There are control mixers next to the main entrance door, in the garage and in the hall of the rooms, which can be activated in one of them depending on the circumstances.
Interior garage door, covered with wood, electric with remote control.
Conduit for laundry from the master suite to the laundry room.
Automatic interior lighting when approaching the stairs. Room balcony lighting with dimmer.
Double glazing in oscillating-wooden frames and parallel corridors with granite sills and windowsills
In the corridors of the 3 floors there is an emergency light that turns on in the event of a power failure.
In all divisions there is an installation for landlines / internet and a cable television system. The TV and Internet system comes to the home via fiber optic cable.
The house has a central vacuum system and glutton in the kitchen. The engine is located in the garage (2019).
A sound diffusion system is installed in all divisions of 2 floors (ground floor and 1st floor) as well as outside, in the pool area.
The main electrical panel has meters of energy produced and consumed (instantaneous, hourly, daily, monthly and yearly) and with a record of history on its own website, whose data can be consulted on the computer, mobile phone or iPad.
EXTERIOR
Fence wall surrounding the stone house.
External entrance gates in stainless steel and electric vehicles with remote control.
Video intercom with image and sound.
Speed â€‹â€‹home camera 360º in front, programmable, fixed camera in the pool area and 4 mobile cameras facing the extrior but placed inside the house, with accessibility and control via computer, mobile phone or ipad. All cameras have an image recorder (2020).
Automatic exterior lighting on approach, by built-in spotlights, around the entire dwelling.
The locks on the exterior doors (3) have an access code and / or magnetic card as well as a security lock. (2019)
The balcony of the 1st floor room and the terrace of the ground floor room have electric outdoor awnings, controlled from a distance.
The bedroom balcony on the 3rd floor has an adjoining planter.
The garden has an automatic irrigation system.
The pool has dimensions of 4 x 8 m2 with a semi-automatic cover that collects into the engine room (10 m2). There you will find all the equipment of the pool, including the programmer for recycling, as well as a small workshop. If desired, a source can be activated that works in parallel with recycling. The pool has an automatic vacuum cleaner, independent, which can be controlled by mobile phone via Bluetooth.
Barbecue area (with night lighting) by the pool with peep and tap.
Rainwater harvesting system for irrigation with deposits and associated engine.
There is a water intake by hole, for irrigation, or filling the pool, with an associated motor.
These systems are independent of the supply of drinking water to the home.
On the terrace there is a solar thermal panel for heating water with a deposit of 150 liters. It has an electrical resistance in case of need. It has a position for winter and another for summer.
Also on the terrace, and facing south, a system of microproduction of energy through photovoltaic panels with a power of 3.64 Kw is installed. At this time, production is only intended for own consumption. As it has already been used to sell the energy produced, there is an installation prepared for this purpose, now inactive, but which can be resumed a day later, if desired.

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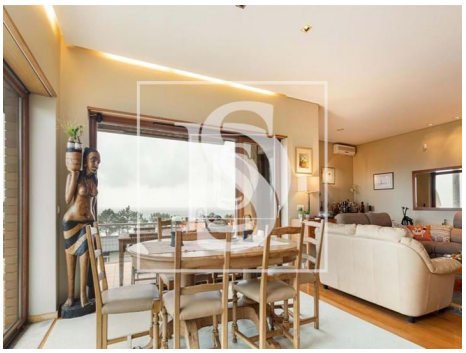
WOODEN HOUSE (AL)
The wooden house has 1 floor and an interior area of â€‹â€‹42 m2 and a covered outdoor porch of 12 m2.
The year of construction was February 2017.
It has 2 small bedrooms with wardrobes; a bathroom with washbasin, toilet, hydro massage shower (with water temperature meter) and small closet; and a living room with kitchenette.
For water heating it has an 80 liter electric cylinder.
It has an air conditioning unit in the room. The kitchen is equipped with an oven, microwave, ceramic hob, extractor fan and refrigerator.
A smoke alarm is installed.
Working as AL, it has had an average annual occupation, in these 4 years, of 30%.



# General features

- Refrigerator
- Furnished
- Fitted wardrobes
- Energetic certification: A
- Kitchen: Oven
- Equipped kitchen
- Built year: 1999
- Solar orientation: South, East, West

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