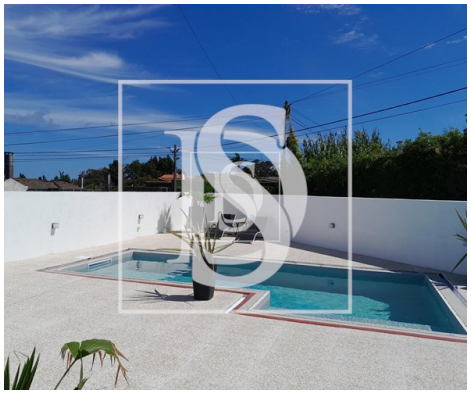
Hugo Baptista

Tel: 915519052

Email: hugobaptista@decisoesesolucoes.com

Preço: 1 200 000 €



3	4	✖	255 sqm	0 sqm	✔	2003

Ref. VNBHB27 | Ponta Delgada

Villa T3+2 w/pool

EXCLUSIVE PROMOTION!

Mixed property with 877 urban square metres (sqm) and 4080 rustic sqm.

The villa, with swimming pool, has 800 sqm of construction over three floors.

There is a 350 sqm basement, almost completely uncovered, with an expectant space and a garage for two cars.

Floor at the level of the public road with 350 sqm with three bedrooms (two en suite), kitchen and laundry, dining room with wood burning stove, lounge with fireplace and access to the upper floor, and guest toilet.

Upper floor with technical areas and storage, kitchen, toilet, office, two bedrooms and living room.

It also has an intimate terrace of around 50 sqm facing west.

AMI: 19872 | Largo Manuel Henriques Pirão n.76C , 2660-408 Vila Nova da Barquinha, Vila Nova da Barquinha

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The villa is surrounded by two patios of around 650 sqm and the three floors can be used separately, as well as a toilet to support the pool area.

The rustic area is made up of an oak grove that distributes the gardens, a banana plantation and an orchard in production.

The property is walled and guarantees total privacy.

Active local accommodation with yield 6%.

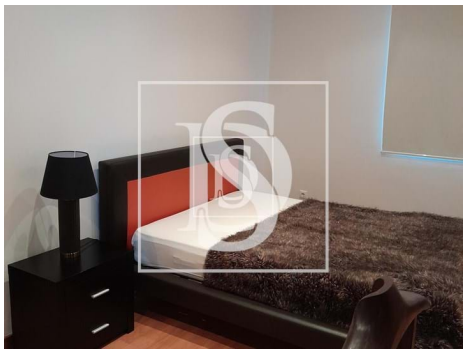
Application in progress to install 11 photovoltaic panels.

Map of measurements for LU purposes

Gross area:
Basement 325.40 sqm
Ground floor 314.15 sqm
False 160.70 sqm

Habitable area:
Basement 33.25 sqm
Ground floor 173.30 sqm
False --------

Usable area:
Basement 286.20 sqm
Ground floor 281.50 sqm
False 137.40 sqm



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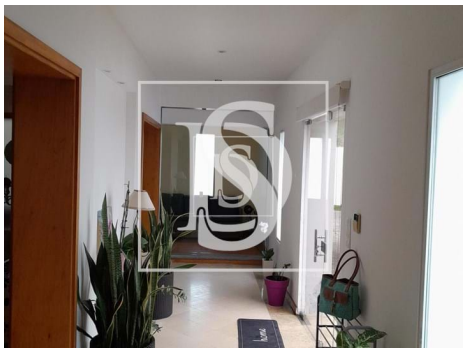

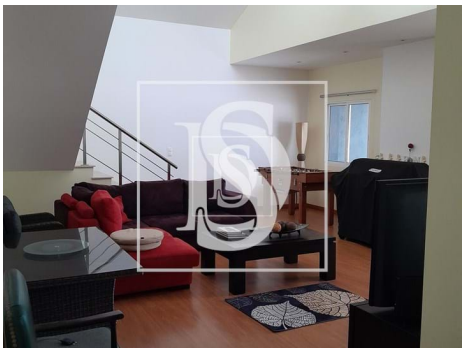

General features

- Built year: 2003
- Garage
- Energetic certification: B
- Parking places number: 2