## Miguel Gil

**Tel:** 964251954

**Email:** miguelgil@decisoesesolucoes.com

**Preço: 82 500 €**

| | | | | | | |
|---|---|---|---|---|---|---|
| 1 | 1 | ✖ | 63 sqm | 1458 sqm | ✖ | 1937 |

**Ref.** TNDLMGGL628 | Tondela

### Villa to be renovated T1 DUPLEX in UDF de Tondela e Nandufe

House for reconstruction in a state of disrepair, allocated to housing in the urban building register, with 2 floors each measuring 63 m2.
The property is located on a plot of land measuring 1458 m2 in one of the main arteries of the city of Tondela, with all infrastructure. The property is right in front of the Lidl hypermarket.
The land has some trees as can be seen in the photos.
Excluded from the Energy Certification System, in accordance with paragraph g) of paragraph 2 of article 18, of Decree-Law no. 101-D/2020, of December 7th.

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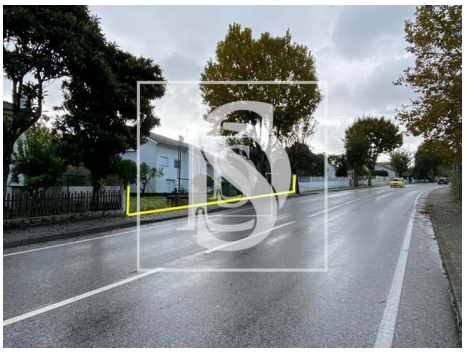

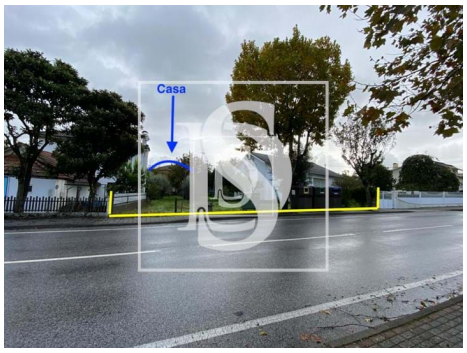

# General features

- Proximity: Restaurants, City, Open field, Shopping, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Outbuilding area (Ex. garage, etc): 63
- Views: Mountain views, City view
- Central location
- Solar orientation: North, South, East, West
- Built year: 1937
- Private gross area: 63
- Floors: 2
- Energetic certification: Exempt