Daniel Fernandes

Tel: 929237484

Email: joaquimfernandes@decisoesesolucoes.com

Preço: 149 000 €

3	2	✖	60,48 sqm	71,15 sqm	✖	1937

Ref. FGFJDF531 | Montemor-o-Velho

3 bedroom townhouse under reconstruction in Ereira

If you are looking for a villa in a quiet location with sun and countryside, then I have an opportunity to offer you:

House located in the heart of the Baixo Mondego, more specifically in the friendly and welcoming village of Ereira, about 500 meters from the River Beach.

House in the process of completion of work with three (3) bedrooms with a stunning view of the fields of the Baixo Mondego, with exceptional sun exposure, one (1) office space, two (2) bathrooms, a living room, one (1) laundry space and one (1) equipped kitchen.

The floor of the bedrooms is in wood, the kitchen/living room in parquet and the entrance room in mosaic. The ceiling of the kitchen is made of wood.

The windows are double glazed and the villa is prepared to receive a heat source.

The interior walls as well as the roof/roof are covered with two types of insulation:

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1- Silver/mirror film that can reduce heat levels by up to 86%, blocks more than 99% of UV rays, protecting your home and health.

2 - Rock Wool which is highly durable and has a long service life. It retains its insulation properties over time, without significant deformation or deterioration. This ensures that the insulation remains efficient for many years to come, resulting in less need for frequent replacement or maintenance.

The villa is facing west, and its new owners can contemplate the sunset every day as soon as the weather permits. It has two entrances, one from the main street and one from a side street.

As I mentioned before, the villa is in the finishing phase, and may still be subject to some modification to your liking, so hurry up and visit this fantastic villa, don't let this opportunity slip away!

Property exempt from Energy Certification under paragraph g) of paragraph 2 of article 18 of Decree-Law no. 101-D/2020, of December 7 (buildings in ruins).

Ereira is a village located in the heart of the Baixo Mondego, characterized by habits and customs of strong traditions where lamprey, eels and carolino rice assume preponderance in the gastronomic field. Ereira is also characterized by the friendliness of its people who make this locality a friendly and very pleasant space for those looking for tranquility and peace. The ex-libris of Ereira is its famous river beach that recently received the Blue Flag and that during the summer months attracts hundreds of holidaymakers.

The town of Ereira has quick and easy access to hypermarkets, kindergartens, schools, health unit, swimming pools, sports pavilion and Nautical Center, Equestrian Center, cafes and restaurants. Geographically it is close to access, A14 and A1 motorways, as well as the cities of Figueira da Foz, Coimbra, Aveiro and the villages of Soure and Montemor-o-Velho. Several commercial, school, banking, firefighter, GNR, CTT, Portugal train stop, about 1 km predominate in the vicinity. A village with an excellent location for those who need to use public transport, access to highways and like to live in peace and tranquility.

Come and visit Ereira, come and see this house, book your visit with us!

You have at your disposal a team of professionals who help you make your dream come true, from the acquisition of the house to credit or insurance.

We take care of everything so that you can enjoy your time.

We work for you!!

(translated by Google Translate)

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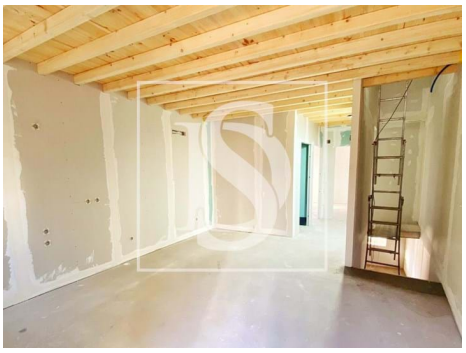

General features

• Proximity: Beach, Shopping, Restaurants, Open field, Pharmacy, Public Transport, Schools

• Private gross area: 71,15

• Energetic certification: Exempt

• Built year: 1937

• Views: Countryside views

• Solar orientation: East, West