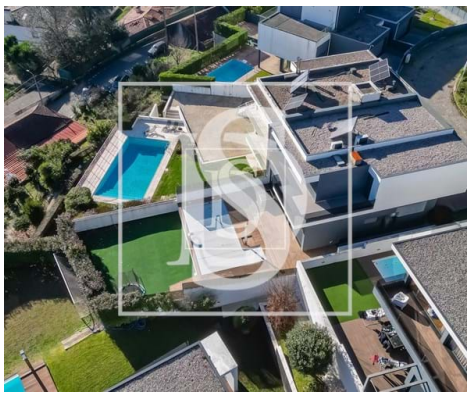
Carlos Silva

Tel: 965505697

Email: carlossilva@decisoesesolucoes.com

Preço: 547 000 €



3	3	✔	166,3 sqm	0 sqm	✔	2017

Ref. ESPOSENDECS1229 | Guimarães

Townhouse T3+1 in Azurém

T3+1 house, with 3 floors, on a plot measuring 400 m² and with a total construction area of 314.80 m².
It is located at the entrance to the city, more specifically in the parish of AZURÉM, municipality of Guimarães.

Located in a quiet area, just a few minutes walk from the CENTER of the city of GUIMARíES, this house offers you the comfort you need for your day-to-day life. Also worth highlighting are the fabulous open VIEWS of the SERRA DA PENHA.

The house is divided as follows:

â€¢ On the ground floor, there is a CLOSED GARAGE for 2 cars, with direct access to the entrance hall of the house, where there is a more protected WC. Then, on a slightly lower level, we have a large living room (distributed into a dining and living area) and the kitchen with direct access to the dining room (which can be closed with a sliding door). Next to the kitchen there is an independent partition for LAUNDRY.
â€¢ On the 1st floor, we have 3 bedrooms, all with BUILT-IN WARDROBE, one of which is a SUITE with CLOSET and the other 2 bedrooms share a bathroom with shower tray (with direct access through each

Carlos Silva

Tel: 965505697

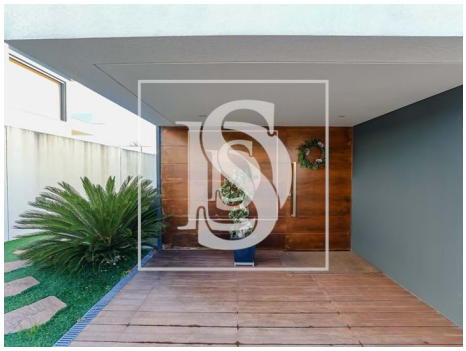
Email: carlossilva@decisoesesolucoes.com

bedroom - ends up functioning as a SUITE) . In addition, it also has an OFFICE partition with natural light.
â€¢ In the basement, the house has a technical area for equipment and a huge spacious area that can function as a multipurpose room.
â€¢ Outside, we have a huge terrace on a deck, with a built-in POOL with electric cover and a good garden on a lower level.

In terms of equipment, the house has DUCT AIR CONDITIONING in all rooms, central vacuum, video intercom, automatic gates and KITCHEN EQUIPPED with hob, oven, extractor fan, microwave, refrigerator and dishwasher. Water heating is carried out using SOLAR PANELS.

Come and discover this fabulous villa.

Schedule your visit.



General features

- Air conditioning
- Wall-hung sanitaryware
- Shower Enclosures
- Fitted wardrobes
- Shower tray
- Garden

Carlos Silva

Tel: 965505697

Email: carlossilva@decisoesesolucoes.com

- Pool
- Thermal acoustic window frames
- Views: Mountain views, City view
- Gas: Main grid
- Conservatory
- Double glazing
- Energetic certification: B
- Parking places number: 2
- Built year: 2017
- Solar system
- Electric gates
- Central vacuum system
- Video entry system
- Electric garage gate
- Garage
- Pets welcome