Daniel Fernandes

Tel: 929237484

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Preço: 80 000 €

3	1	✖	192,01 sqm	168,75 sqm	✖	1951

Ref. FGFJDF547 | Montemor-o-Velho

Villa to be renovated T3 in UDF de Montemor-o-Velho e Gatões

House for reconstruction, excellent location, located in Largo Macedo Sotto Maior in Montemor-o-Velho, with a gross construction area of 341.5 m2, with great potential for both own housing and investment. It is important to highlight that there is a lot of demand in the region, both for traditional rentals and for seasonal/local accommodation.

The house has excellent sun exposure, being bathed in sunlight from sunrise to sunset.

Exempt from Energy Certification under paragraph g) of article 2, of Decree-Law no. 101-D/2020 of 7 December (Ruined Buildings).

Montemor-o-Velho is a quiet village, ideal for those who appreciate the calm of the countryside but at the same time being close to everything. Having at your disposal all services, schools, supermarkets, Health Unit and leisure spaces. It is located approximately 15 minutes from Figueira da Foz and 25 minutes from Coimbra, with quick access to the A14, A17 and A1.

Come and discover Montemor-o-Velho, come and see this house, book your visit with us! You have at your

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disposal a team of professionals who help you make your dream come true, from purchasing a home to credit or insurance. We take care of everything so you can enjoy your time. We work for you!!

(translated by Google Translate)

General features

- Wooden frames
- Proximity: Shopping, Restaurants, Open field, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Outbuilding area (Ex. garage, etc): 115,60
- Views: Countryside views, River view
- Main drainage
- Energetic certification: Exempt
- Mains water
- Single Glass
- Built year: 1951
- Private gross area: 225,90
- Gas: Bottle
- Central location
- Solar orientation: South, East, West

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