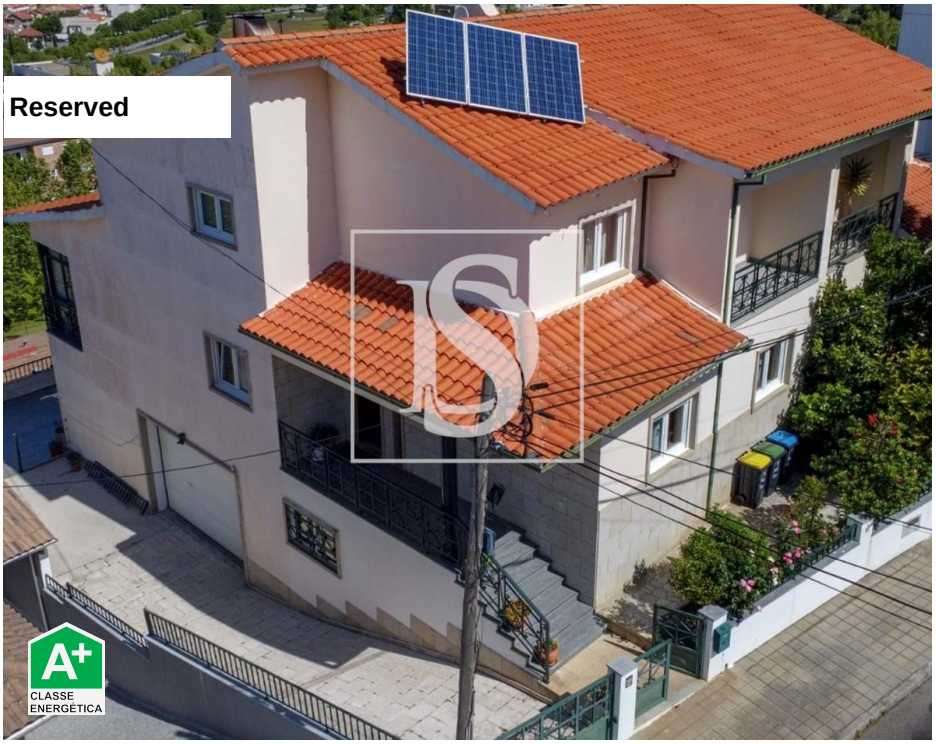
Pedro Dias

Tel: +351933807687

Email: pedrodias@decisoesesolucoes.com

Preço: 270 000 €



5	3	✖	169,72 sqm	0 sqm	✔	1999

Ref. DSBGCPDIAS1 | Bragança

House in Bragança

Discover this charming house in Bragança, a city where history and tranquility meet to offer a truly unique experience.
This villa enchants as soon as you open the entrance gate, as immediately on your right there is a small, delightfully welcoming garden. Once you open the door, you will find a spacious entrance hall that takes you to the huge dining room with views of the garden.
As a living room is not enough, we have a second option, a living room, this one with a fireplace and with access to a gigantic balcony in common with the kitchen, which is simply breathtaking with its areas and magnificent views.
For your comfort, this balcony is divided, with half closed for those colder days and the other half uncovered, so if you want to enjoy the fantastic sun exposure that this unique house offers you.
Also on this floor you will find a complete bathroom and access to the 2nd floor and the garage.
Going up the beautiful wooden stairs, you will find three very spacious bedrooms, one of which has a generous balcony and the other is a suite, a suite that has a simply unique area!
In the garage area you will find space for 3/4 cars, a large bedroom, a kitchen with all the comfort you might need to have beautiful family dinners and also with access to a huge terrace that is simply incredible.
But we don't stop here, there is also a possible source of income on the lower floor, as it has an individual

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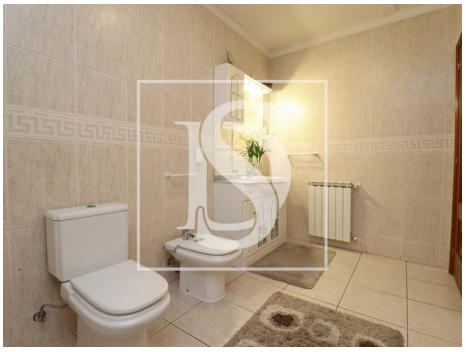
T1 with bedroom, kitchen and bathroom, whether to make money or to welcome a family member with complete privacy and without interfering with your routine. .

Located in a quiet neighborhood, this villa enchants with its privileged location and truly captivating areas. Come and make this property your new home and immerse yourself in the authenticity and beauty of this fascinating city.



General features

- Extractor Fan
- Kitchen: Hob, Oven, Dishwasher
- Solar heating
- Pellet boiler
- Dishwashing machine
- Thermal blinds
- Heating management
- Acoustic insulation
- Radiators: Other
- Central heating: Firewood
- Closed fireplace
- Equipped kitchen
- PVC frames
- Simple bathtub
- Tilt and turn windows
- Thermal insulation

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- Triple Glazing
- Garden
- Thermal acoustic window frames
- Private gross area: 184m2
- Floors: 2
- Drive way
- Basement
- Electric garage gate
- Main drainage
- Quiet Location
- Sealed land area
- Energetic certification: A+
- Mains water
- Terrace
- Proximity: Mountain, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools
- Built year: 1999
- Outbuilding area (Ex. garage, etc): 166m2
- Views: Mountain views, City view
- Laundry
- Conservatory
- Guest cottage
- Pantry
- Attic
- Central location
- Security door
- Solar orientation: North, South, East
- Balcony
- Garage