# João Ferreira

**Tel:** 966364554

**Email:** joaoferreira@dsprivate.com

## Preço: 650 000 €

| 5 | 3 | ✖ | 137,7 sqm | 0 sqm | ✔ |
|---|---|---|---|---|---|

**Ref.** DSPTVEDRASJF4 | Sintra

## Detached House T5 in M. Martins - Sintra

Detached House T5 in M. Martins - Sintra
Come visit this beautiful detached house in Mem Martins, built on a 400.50m² plot with a gross construction area of 172.00m², in excellent condition and always well maintained by the owners. It features four solar fronts in a residential area and a quiet location, with two box garages with automatic gates and an annex prepared with a large dining room to enjoy with friends, preserving the main house.

With an East-West solar exposure, the house offers excellent brightness throughout the day and fantastic outdoor space with tall street lamps for nighttime and is located in a quiet area with easy access, even on foot, to various commercial spaces, supermarkets, and schools. It is only 3 minutes from the Alegro Shopping Center, about 20 minutes from the beaches of Sintra, and 25 minutes from Lisbon.

Features:

Ground Floor

Reception room with security door and video intercom, 10.40m², with a corridor accessing the other rooms.

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Equipped kitchen of 10.15m² with microwave, induction hob, oven, extractor fan, washing machine, dishwasher, fridge, toaster, and water heater, with space for meals and a pantry of 2.70m².
Living room of 13.86m² with electric fireplace.
Dining room of 19.55m².
Social bathroom of 3.26m².
First Floor

Hall of 14.00m².
Bedroom/office with access to the sunroom of 16.00m².
Bedroom of 15.50m² with wardrobe.
Bedroom/Library of 25.00m².
Suite of 28.00m² with wardrobe.
Bedroom of 14.00m² with wardrobe.
Support room to the suite of 14.00m².
Complete bathroom with bathtub, 6.04m², supporting the other bedrooms.
Attic

On the upper floor, there is a spacious attic of 70.00m² with an electric fireplace, currently functioning as a room with 5 windows, 4 of which are Velux.
This spacious area can serve various purposes according to the future buyers' criteria (study room, playroom, office, gym, etc.).
Exterior

Box garage for two vehicles and parking space for an additional 6 vehicles.
Storage space.
Leisure area.
Barbecue area.
Equipment

Security door.
Video intercom on all floors.
PVC windows.
Double glazing with thermal break.
Electric heating with programmable vectors.
Double tecknal frames.
Thermal and electric shutters.
Heated towel rails.
Black and gray granite flooring on the ground floor.
High-quality floating flooring in the bedrooms.
Dear client, with the assistance of the dedicated and experienced professionals at DS PRIVATE Torres Vedras, you will have the guarantee of close and 100% available support throughout the process;

Providing a business tailored to your needs, with professionals with extensive experience and knowledge in the real estate market;

We always think of the best financing solution for your case through our Credit Intermediation service.
We are tied credit intermediaries, registered with the Bank of Portugal under No. 7165.
You can count on us! We are counting on you…
Schedule your visit!

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Although this information is accurate, it does not exempt the consultation of the documentation at the real estate agency, Lic. AMI No. 21634.

With DS PRIVATE Torres Vedras, you will be guaranteed to be accompanied by a team of dedicated and experienced professionals, providing:

Close and 100% available support throughout the process;
Market analysis tailored to your needs and according to your requirements, using the extensive experience and knowledge in the real estate market;
Support and negotiation consultancy, as well as in the execution of the Promise Purchase and Sale Contract (CPCV) and the Deed.
Assistance in finding the best financing solution for your case through our Credit Intermediation service. We are tied credit intermediaries, registered with the Bank of Portugal under No. 7165.
If you are looking for a personalized service with support from an experienced team throughout the entire process, we are undoubtedly the ideal agency for you.
We look forward to meeting you!

# General features

- Fireplace
- Heated towel rails
- Fitted wardrobes
- Radiators: Other

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- Kitchen: Hob, Oven, Fridge, Microwave, Dishwasher, Washing machine
- Thermal insulation
- Gross Private Area: 153
- Floors: 3
- Storage / utility room
- Video entry system
- Electric shutters
- Thermal acoustic window frames
- Solar orientation: North, South
- Garage
- Simple bathtub
- Shower tray
- Dependent Gross Area: 19
- Conservatory
- Views: City view
- Double glazing
- Attic
- Energetic certification: D
- Gas: Bottle
- Parking places number: 2