Pedro Fernandes

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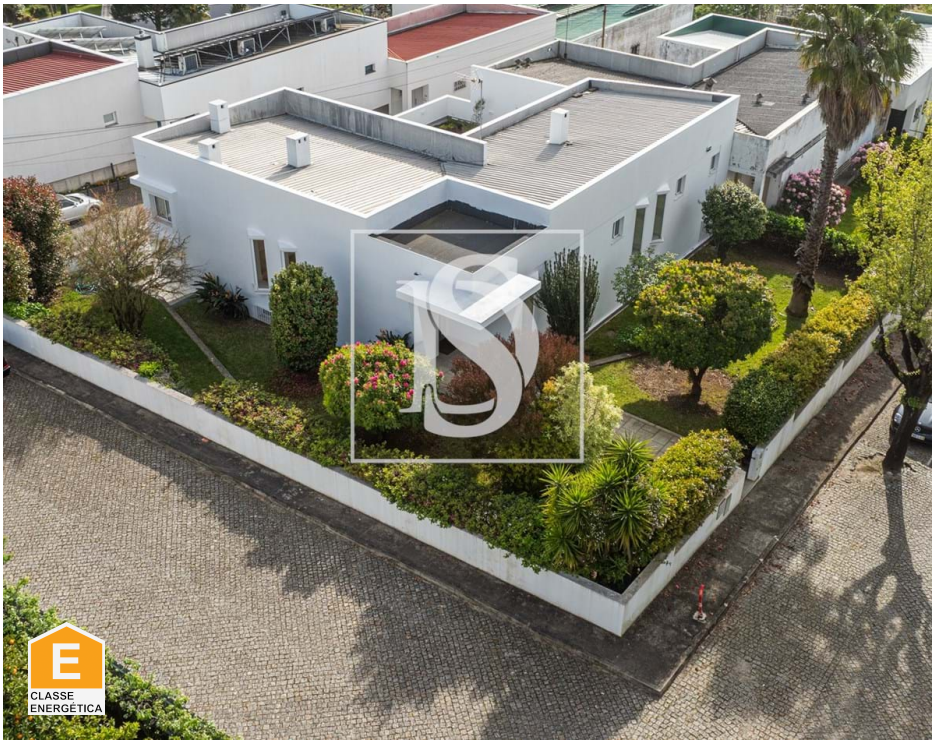
Preço: 590 000 €



6	5	✖	326 sqm	706 sqm	✔	1995

Ref. DSBRGTTFC1 | Braga

CONTEMPORARY VILLA - PATIO HOUSE STYLE

6 bedroom villa in Fraião with Modernist Architecture

Discover this exclusive 6 bedroom villa, of modernist architecture, located in the prestigious area of Fraião, in a fully urbanized area with only villas.

This unique property, designed with a House-Patio style, offers a perfect combination of luxury, comfort and privacy, making it the ideal setting for excellent family living.

Key Features:

- **Prestigious Location:** Located in Fraião, a prime and fully urbanized area, this villa promises a quiet and quality life.
- **Comfort and Practicality:** On the ground floor, there is a master suite with direct exit to a charming patio/garden, as well as 2 cozy bedrooms with the same accessibility, providing an intimate and comfortable living experience.
- **Living Spaces:** A spacious living room, equipped with a stove and opening to the patio/garden, offers

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the perfect environment for moments of leisure and conviviality, with a social bathroom to support the room.

- **Dream Kitchen:** Fully equipped and furnished, the kitchen is a true invitation to the pleasure of cooking, complemented by a spacious laundry room with direct connection.
- **Versatile Spaces:** On the lower floor, discover 2 additional bedrooms with full support bathroom, a library with fireplace, a bedroom/office ideal for remote work, and a multi-function lounge with service bathroom with exit to a covered patio, offering multiple possibilities to customize your living space.

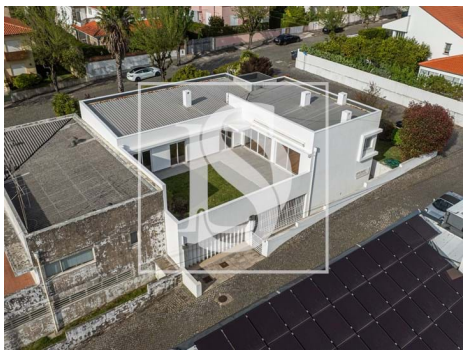
Technical Specifications:

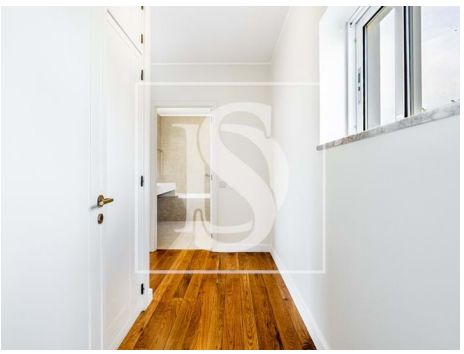
- **Sustainability and Comfort:** Equipped with a heat pump and central heating, double-glazed frames and electric shutters, this villa ensures a comfortable and energy-efficient environment.
- **Space & Privacy:** With a land area of 700 m² and a built area of 306 m², this property offers ample space both indoors and outdoors, including a private patio/garden and an expandable garage for 4 cars and the possibility of building a swimming pool.

Abundant Natural Light:

The solar orientation East, South, West ensures an abundance of natural light, creating lively and welcoming environments throughout the day.

This villa is not just a house, it is a lifestyle. Offering a perfect combination of modernist design, comfort and prestigious location, it is a unique opportunity to live in one of the most desirable addresses in Fraião. Discover the pleasure of living in this magnificent villa, where every detail has been designed to provide the maximum quality of life.





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General features

- Radiators: Gas
- Heating
- Closed fireplace
- Gas boiler
- Washing machine
- Fitted wardrobes
- Blinds
- Garden
- Garden
- Thermal acoustic window frames
- Electric gates
- Laundry
- Conservatory
- Electric shutters
- Main drainage
- Central location
- Energetic certification: E
- Mains water
- Renovation year: 2013
- Garage
- Kitchen: Hob, Oven, Fridge, Microwave, Dishwasher, Washing machine, Drying machine, Exhaust, Water heater, Water boiler, Combined
- Central heating: Gas
- Fireplace
- Equipped kitchen
- Dishwashing machine
- Aluminum frames
- Shower tray
- Proximity: Shopping, Mountain, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Built year: 1995
- Views: Garden view, Urbanization view, Mountain views
- Floors: 2
- Drive way
- Double glazing
- Pantry
- Quiet Location
- Sealed land area
- Solar orientation: South, East, West
- Balcony
- Terrace
- Parking places number: 2 + 2