Daniela Pereira

Tel: +351913408472

Email: danielapereira@decisoesesolucoes.com

Preço: 375 000 €

3	2	✖	200 sqm	0 sqm	✖

Ref. DSVNGDESNP49 | Vila Nova de Gaia

Renovated building with 2 three-bedroom apartments!

Renovated building with 2 three-bedroom apartments!

Renovated building in Oliveira do Douro, central area with excellent sun exposure!

3 BEDROOM GROUND FLOOR

Fitted kitchen with hob, oven, extractor fan and dishwasher
Kitchen with granite worktop
Heat pump for low energy consumption
Full service bathroom
Electric shutters
Partially furnished with washing machine and ironing board
Vinyl flooring
Front and rear patio

3-bedr. 1st floor

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Fitted kitchen with hob, oven, extractor fan and dishwasher
Kitchen with granite worktop
Suite
Full service bathroom
Electric shutters
Attic
Vinyl flooring
Front patio
All new plumbing, electrical system and sewage system
Apartment 103.85m²
Patio 7.75m²

Building has double-glazed window frames and thermal break, all clad in cladding.

- 700 meters from health center
- 700 meters Parish council
- 700 meters Pingo doce
- 700 meters from the police
- Public transport at the door
- 300 meters freeway access, Arrábida and Freixo bridges
- 2 km Avenida da Republica

You can buy this building by living in one of the apartments and renting out the other, and with that income you can practically pay your mortgage.
If you use 80% financing and put 20% in equity, the return could be 38% gross.

If you put in all your own capital, the gross return will be 7.68%.

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General features

- Thermal acoustic window frames
- Private gross area: 200
- Energetic certification: C
- Balcony
- Outbuilding area (Ex. garage, etc): 20
- Electric shutters
- Solar orientation: East, West
- Terrace