Carlos Real

Tel: 929183047

Email: carlosreal@decisoesesolucoes.com

Preço: 440 000 €

3	2	✖	125,86 sqm	371,1 sqm	✔	2025

Ref. DSPVZCR18 | Póvoa de Varzim

House T3 Single Story – Beiriz – Póvoa de Varzim

Located in Beiriz, in the municipality of Póvoa de Varzim, this elegant single storey villa offers a harmonious combination of contemporary comfort and superior build quality.
Three bedrooms, one of them suite, spacious and well-lit, offer the perfect environment for rest and relaxation.
Furnished kitchen, common room, creating a cozy environment and perfect for entertaining or simply relaxing. Two full bathrooms, one of them in the suite.
The outdoor space features a beautiful garden, ideal for enjoying outdoor moments with family and friends.
Garage closed.
Aluminum frames with thermal cut for more durability and energy efficiency, maintaining the ideal temperature inside the house.
Double glazing and electric shutters that contribute to energy efficiency and interior comfort by controlling the entry of light and heat.
Heat pump and pre-installation of air conditioning, for an always pleasant environment, regardless of the external weather conditions. Automated gates. Excellent interior finishes.
Floors covered with ceramic or vinyl material in the entrance hall, living room and kitchen, providing durability and easy maintenance.

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Kitchen furniture with national granite tops.
Floating flooring or vinyl flooring in the bedrooms, comfort and beauty to create cosy spaces.
Built-in wardrobes in the bedrooms, maximizing storage and organization space.
Ceramic-coated bathrooms to the ceiling, with suspended sanitary ware and high-quality taps that reflect the commitment to design and functionality.
LED lighting throughout the living area for more energy efficiency and providing a pleasant atmosphere throughout the house.
Interior doors in varnished tola wood, with stainless steel hardware and handles.
This villa represents a unique opportunity to acquire a residence of exceptional quality, where every detail has been carefully designed to offer comfort, functionality and contemporary lifestyle.

Land area - 371.10m2
Gross construction area – 172.90m2
Living area – 125.86m2
Value m2 (living area): 3496€
C. Energetic: "A+"

Expected delivery: Late 2025

General features

- Air conditioning pre installation
- Fitted wardrobes

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- Laminated floor
- Aluminum frames
- Wall-hung sanitaryware
- Thermal insulation
- Proximity: Open field
- Thermal acoustic window frames
- Private gross area: 147,60
- Electric gates
- Drive way
- Double glazing
- Electric garage gate
- Quiet Location
- Solar orientation: North, South, East, West
- Garage
- Heat pump
- Lighting scenarios
- Acoustic insulation
- Garden
- Built year: 2025
- Outbuilding area (Ex. garage, etc): 25,30
- Views: Countryside views
- Floors: 1
- Video entry system
- Electric shutters
- Main drainage
- Energetic certification: A+
- Mains water