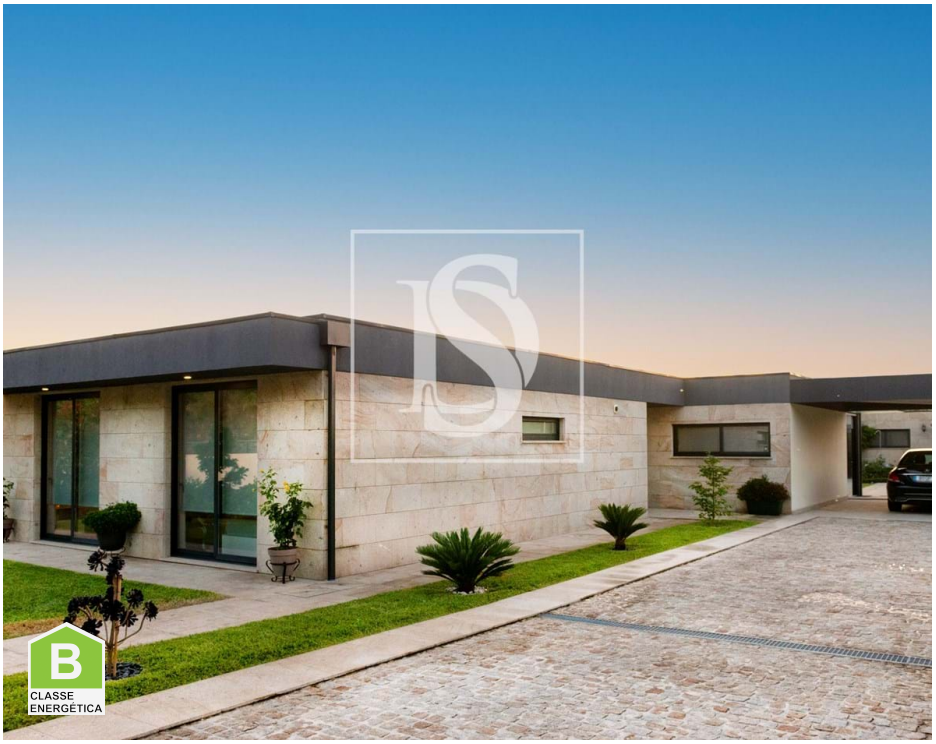
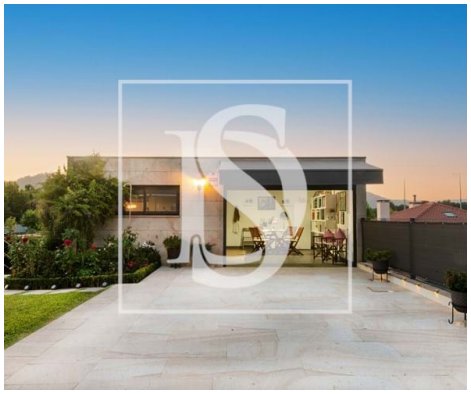
**Silvia Rocha**

**Tel:** 915448916

**Email:** silviarocha@decisoesesolucoes.com

## Preço: 750 000 €



| 3 | 2 | ✖ | 109,59 sqm | 832,06 sqm | ✔ | 2021 |
|---|---|---|---|---|---|---|

**Ref.** DSVCTSAR1 | Ponte de Lima

## Modern 3 bedroom villa in the Historic Center of Ponte de Lima

**Charming villa** in the **heart of Ponte de Lima**, ideal for those looking for **tranquility** and **comfort** with all amenities at the door. With **3 bedrooms, 2 bathrooms** and a private living area of 109.59m², this house is perfect for families who value **space and energy efficiency** (class B). The 832.06m² plot has a **beautiful garden, a vegetable garden, an annex with an outdoor kitchen and pantry**, as well as a **covered garage and a large glass balcony**, perfect for enjoying the views all year round.

A **few minutes walk away,** you will find **pharmacies, supermarkets, typical restaurants and green areas**, such as Jardim Adelino Sampaio. With a university 6 minutes away and a hospital 12 minutes away, convenience is guaranteed.

This is the ideal opportunity to **live in the charm of Ponte de Lima**, in a place that combines tradition and modernity in full harmony.

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Charming villa in the heart of Ponte de Lima, perfect for those seeking **tranquillity and comfort** with all

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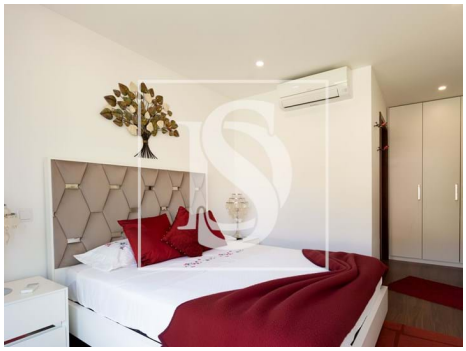
amenities at hand. With **3 bedrooms, 2 bathrooms**, and a living area of 109.59m², this home is ideal for **families who value space and energy efficiency** (class B). The 832.06m² plot features a **beautiful garden, a vegetable garden, an annex with an outdoor kitchen and storage room, as well as a covered garage and a large glass-enclosed balcony, perfect for enjoying the views year-round.**

Just a short walk away, you'll find pharmacies, supermarkets, traditional restaurants, and green spaces like Jardim Adelino Sampaio. With a university 6 minutes away and a hospital 12 minutes on foot, convenience is assured.

This is the perfect opportunity to live in the charm of Ponte de Lima, blending tradition and modernity in perfect harmony.



# General features

- Built year: 2021
- Outbuilding area (Ex. garage, etc): 41,04 m2
- Views: Countryside views, Mountain views, Garden view
- Laundry
- Thermal acoustic window frames
- Private gross area: 164,00 m2
- Electric gates
- Electric garage gate
- Energetic certification: B

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- Quiet Location
- Balcony
- Garage