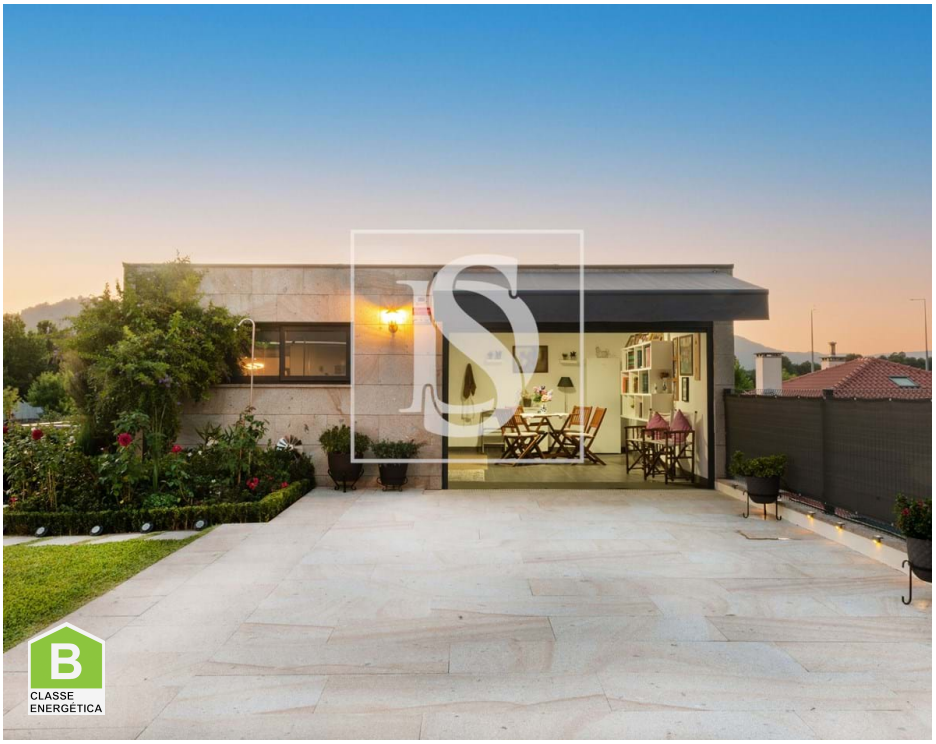
Silvia Rocha

Tel: 915448916

Email: silviarocha@decisoesesolucoes.com

Preço: 700 000 €



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.

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

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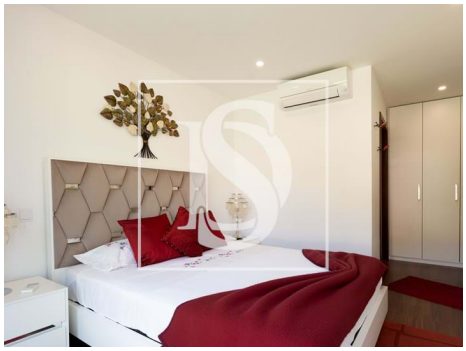
amenities at hand. With **3 bedrooms, 2 bathrooms**, and a living area of 109.59m², this home is ideal for **families who value space and energy efficiency** (class B). The 832.06m² plot features a **beautiful garden, a vegetable garden, an annex with an outdoor kitchen and storage room, as well as a 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