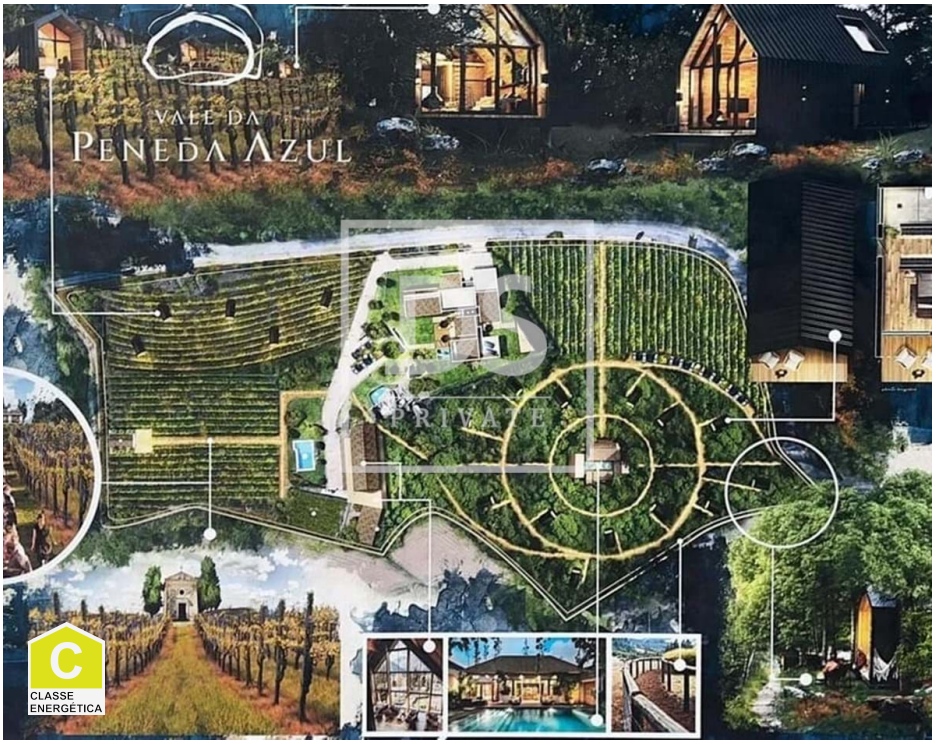
Cláudia Lopes Alves

Tel: 918086104

Email: claudiaalves@dsprivate.com

Preço: 3 500 000 €



4	4	✔	392,7 sqm	15117 sqm	✔	2006

Ref. DSPBRAGACA7 | Guimarães

Villa in Guimaraes

Be dazzled by this villa in Guimarães, situated in a peaceful location with views of the city, mountains and town. With 4 bedrooms and spacious marble bathrooms, this property is ready for you to move into. Built in 2006, the villa offers a plot area of 15,117m2 and a gross area of 1,367m2 distributed over 2 floors.

This harmonious retreat comes equipped with two swimming pools (indoor heated and outdoor), garage for two cars, garden, video surveillance system throughout the property, and a modern kitchen with all the necessary appliances. The views of the garden, lake and city are simply stunning, providing a pleasant and serene environment.

Outside you will find a kennel and large grounds, with various fruit trees, such as lemons, kiwis, passion fruit, apples, oranges, chestnuts, tangerines, figs, walnuts, plums; as well as two stone waterfalls over a lake with 100 carp and 2 turtles.

The reconstruction of a Guest House is planned, consisting of three suites, a living room, a kitchen with a wood-burning oven and smokehouse, a hall with two old stone wine presses, two bathrooms, and a porch terrace overlooking the garden.

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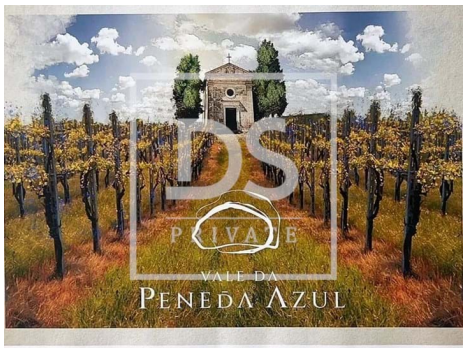
The property is also planned to be expanded, with agricultural production during a tourism project, with a restaurant and gourmet bar, chapel, heated thermal pool, gym and spa.

This property, located close to the city and open fields, has easy access to all the amenities necessary for a comfortable life. With a category C energy certificate, it is a unique opportunity to acquire a dream home in a pleasant location.

Book your visit now and fall in love with this exceptional property.



General features

- TV
- Washing machine
- Refrigerator
- Heating
- Kitchen: Oven, Fridge, Microwave, Dishwasher, Washing machine, Exhaust
- Simple bathtub
- DVD
- Dishwashing machine
- Microwave
- Walk-in wardrobe
- Kennel
- Pool

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- Proximity: City, Open field
- Garden
- Dependent Gross Area: 974,3
- Floors: 2
- Video entry system
- Guest cottage
- Electric shutters
- Pantry
- Quiet Location
- Sealed land area
- Energetic certification: C
- Garage
- Garden
- Gross Private Area: 392,7
- Built year: 2006
- Views: Garden view, Lake view, City view, Pool view, Village view, Mountain views
- Security alarm
- Double glazing
- Electric garage gate
- Main drainage
- Solar heating
- Uninterrupted views
- Balcony
- Furnished