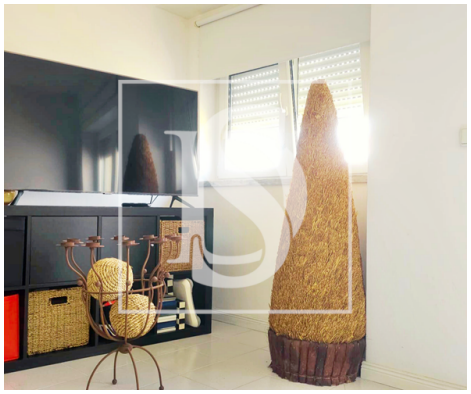
**Dilar Seabra**

**Tel:** 966265184

**Email:** dilarseabra@decisoesesolucoes.com

## Preço: 199 000 €



| 2 | 1 | ✖ | 65 sqm | 0 sqm | ✖ | 1990 |
|---|---|---|---|---|---|---|

**Ref.** DSFIGFGFDS8 | Figueira da Foz

### Have you ever imagined living in the middle of Bairro Novo with beach views? Come and see this T2!!

2 Bedroom Apartment in Figueira da Foz - Privileged Location next to the Marina, Market and Praia do Forte

I present you this excellent 2 bedroom apartment, with 97 m² of floor space, located in the heart of Figueira da Foz, next to the Marina, the Municipal Market and a few minutes from Praia do Forte.

A property in excellent condition, which has significant improvements, including new PVC windows with double glazing, ensuring comfort and energy efficiency.

This apartment is situated on the 2nd floor of a building with an elevator, which makes it easy to access.

Upon entering, the welcoming entrance hall gives access to the various rooms of the apartment.

The spacious living room is equipped with a cozy fireplace and offers a balcony with a stunning view over the mouth of the Mondego River, the ideal space to relax and enjoy the surroundings.

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The functional kitchen includes a sunroom, perfect to be used as a laundry room, offering practicality to everyday life.

The two bedrooms are large and have built-in wardrobes, providing plenty of storage.

The solar orientation is east/west and ensures optimal natural light throughout the day.

The modern bathroom is fully equipped and in great condition.

There is also the possibility of purchasing a garage in the same building for an additional fee, providing greater convenience.

If you are looking for a comfortable house, well located and overlooking Foz do Mondego, this could be your next address! Don't miss this opportunity.

Contact me for more information or to schedule your visit!

(translated by Google Translate)

# General features

- Built year: 1990
- Private gross area: 97

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- Views: Marina view, River view, City view
- Lift
- Video entry system
- Main drainage
- Quiet Location
- Energetic certification: C
- Mains water
- Gas: Main grid
- Floors: 5
- Double glazing
- Walking distance to beach
- Central location
- Solar orientation: North, South
- Balcony