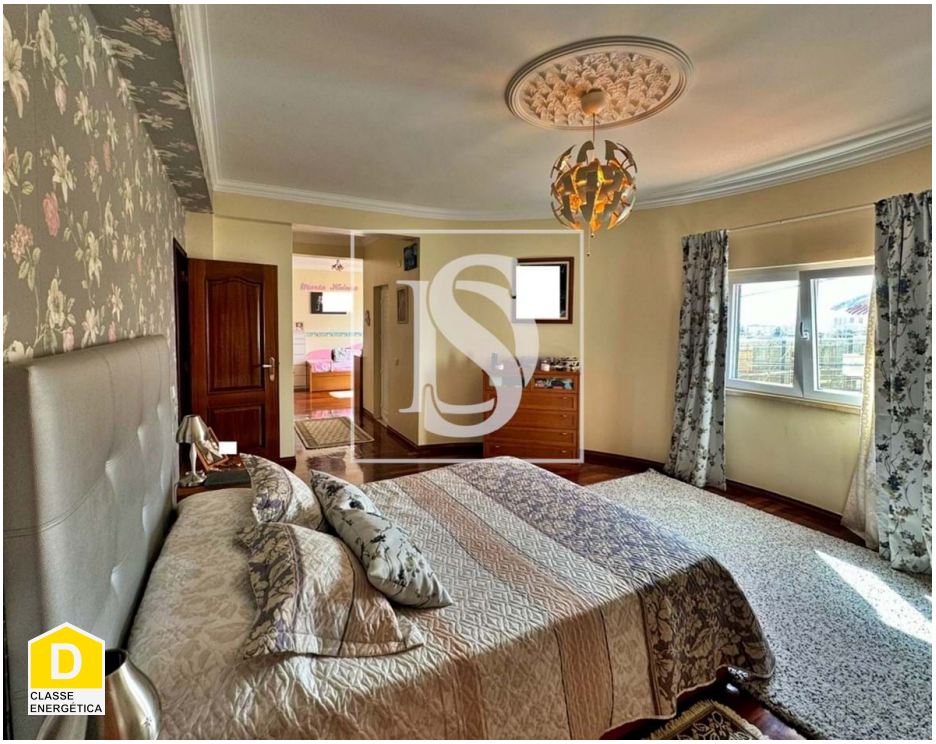
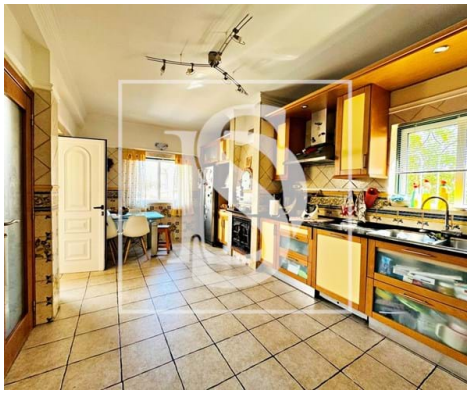
# Aníbal Mendes

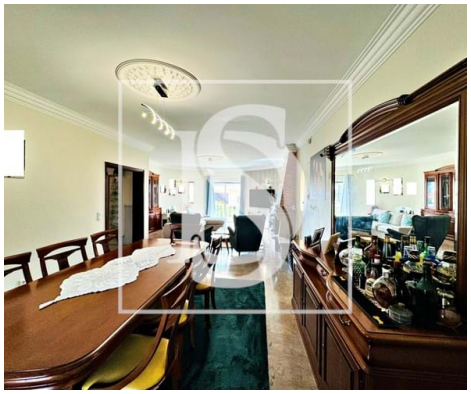
**Tel:** 964630330

**Email:** anibalmendes@decisoesesolucoes.com


## Preço: 630 000 €





| 4 | 7 | ✖ | 253 sqm | 478,3 sqm | ✔ | 23/05/1993 |
|---|---|---|---|---|---|---|

**Ref.** DSLRSAM4 | Vila Franca de Xira

## House T 3 + 1

The property is in perfect condition.
Floor 0:Entrance hall. 1 Office. Complete bathroom.
The attic is spacious, can be used as a storage room and has a bathroom with shower.
Entrance hall leading to the 3 suites.
1 suite with a dressing area
A hydromassage bath (35m2).
With balcony
1 Suite with a dressing area and bathroom with bathtub (22m2).
With balcony
1 Suite with bathroom with shower (15m2).
With balcony
Living room with 46m2.
Fireplace with wood burning stove.
Balcony with direct access to the terrace.
Circulation area
Spacious fully-equipped kitchen with fireplace.

**AMI:**

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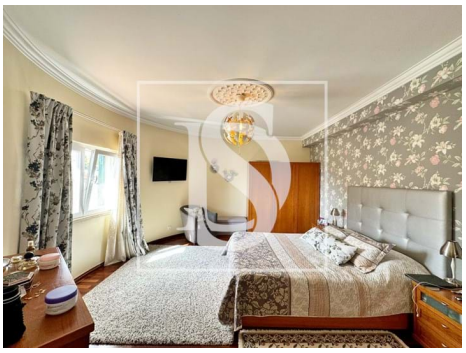
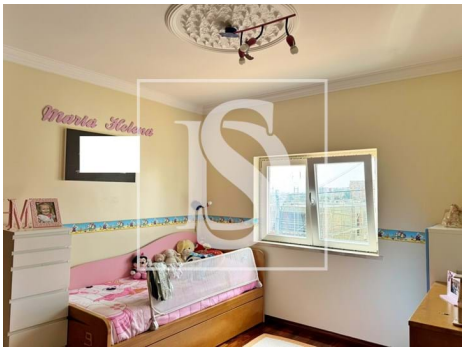
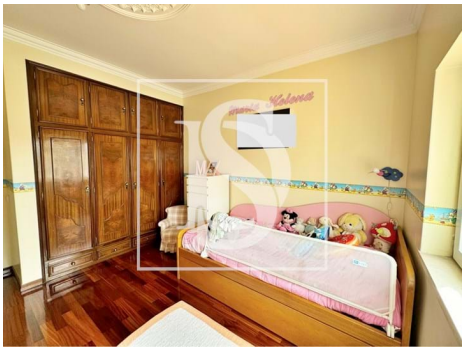
Pantry.
Access to the terrace.
Barbecue and wood-burning oven
Leisure area with 16 m2 swimming pool.
Dining area, toilet, wine cellar and pool machine room.
Ample space for leisure with family and friends
There is a 30.80 m2 annex on the ground floor.

The basement consists of a 35m2 garage
Equipped with thermoaculator, new electric boiler for water heating and air conditioning.
Aluminium window frames with shutters.
(the window frames are being replaced with PVC and oscillating casement windows).
Located just 15 minutes from Lisbon.
This villa is in a quiet area, close to shops, services and public transport.
It is also very close to the riverside area with green spaces and a walkway along the River Tagus, linking to the Expo area.

Translated with DeepL.com (free version)



# General features

- Refrigerator
- Microwave

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- Extractor Fan
- Security cameras
- Closed fireplace
- Thermoaccumulator
- Equipped kitchen
- Dishwashing machine
- Walk-in wardrobe
- PVC frames
- Window opening detection
- Simple bathtub
- Tilt and turn windows
- Wooden Shutters
- Thermal acoustic window frames
- Private gross area: 253
- Floors: 3
- Wine cellar
- Storage / utility room
- Double glazing
- Bread oven
- Attic
- Central location
- Domotics
- Energetic certification: D
- Balcony
- Terrace
- Kitchen: Hob, Oven, Microwave, Dishwasher, Washing machine, Exhaust, Water heater, Combined
- Central heating: Pre-installed, Diesel
- Fireplace
- Air conditioning pre installation
- Washing machine
- Fitted wardrobes
- Home automation pre installation
- Lighting scenarios
- Intrusion detection
- Window
- Shower tray
- Built year: 23/05/1993
- Outbuilding area (Ex. garage, etc): 65.5
- Views: Pool view, Garden view
- Conservatory
- Basement
- Security alarm
- Pantry
- Main drainage
- Quiet Location
- Hydrotherapy Bath
- Security door
- Mains water
- Renovation year: 2015
- Garage