## Maria João Belo

**Tel:** 937931743

**Email:** mariabelo@decisoesesolucoes.com

**Preço: 448 000 €**

| 3 | 3 | ✖ | 208 sqm | 543,3 sqm | ✔ | 2011 |
|---|---|---|---|---|---|---|

**Ref.** DSSXLMJ9 | Seixal

### 3 bedroom villa with excellent areas in Fernão Ferro, Seixal

**3 Bedroom Villa with Modern Lines with Quality Finishes in a Quiet Area**

Discover this villa of modern construction, with 208m2 of use, ideal for those who value comfort and space. Upon entering, you are greeted by a large living room with two environments, where the modern fireplace offers a cozy touch, creating the perfect environment for socializing.
The spacious kitchen has a generous dining area and direct access to the outside, where you can enjoy a barbecue ideal for leisure time.

On the first floor, you will find two bedrooms with very generous areas, both with built-in wardrobes, and a full bathroom.
The master suite has a private closet and a large exclusive balcony, perfect for enjoying moments outdoors in total privacy.

The use of the attic offers even more flexibility, with an additional bedroom and a large space that can be used as an office or gym, providing versatility according to your needs.

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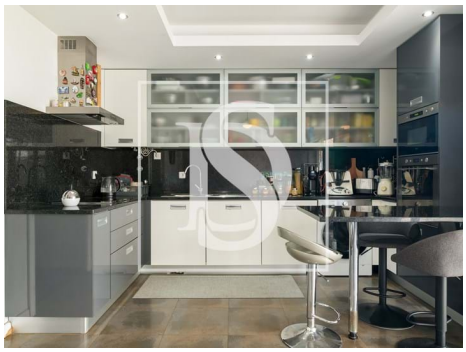
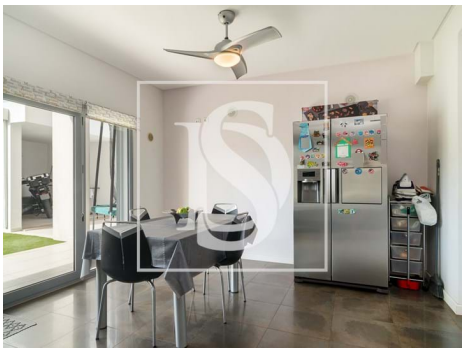
Outside, the villa has an open space, a parking box and is equipped with solar panels for water heating, air conditioning and central vacuum, ensuring energy efficiency and comfort throughout the year. The construction stands out for the high quality of the finishes, thought out in detail.

**Location and Surroundings**

Located in a quiet residential area, this villa offers proximity to schools, hypermarkets and several shopping options, ensuring convenience in everyday life. For those looking for leisure time, the location is privileged, being just 12 km from the stunning beaches of Sesimbra and its charming village and beaches.

An unmissable opportunity to live with quality, close to the sea and in a peaceful environment.





# General features

- Ambient music
- Closed fireplace
- Equipped kitchen
- Walk-in wardrobe
- Aluminum frames
- Kitchen: Hob, Oven, Microwave, Dishwasher, Washing machine, Exhaust
- Air conditioning
- Fitted wardrobes
- Laminated floor

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- Tilt and turn windows
- Shower tray
- Proximity: Shopping, Mountain, Beach, Golf course, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Built year: 2011
- Outbuilding area (Ex. garage, etc): 102,722
- Solar system
- Electric gates
- Drive way
- Security alarm
- Electric shutters
- Attic
- Central music system
- Parking space
- Energetic certification: B-
- Terrace
- Parking places number: 2
- Thermal blinds
- Wall-hung sanitaryware
- Garden
- Barbecue
- Thermal acoustic window frames
- Private gross area: 208,165
- Views: Countryside views, City view, Urbanization view
- Central vacuum system
- Video entry system
- Double glazing
- Automatic irrigation
- Quiet Location
- Central location
- Security door
- Balcony
- Garage