Dores Magalhães

Tel: +351917864317

Email: doresmagalhaes@decisoesesolucoes.com

Preço: 1 510 000 €

9	4	✖	209,64 sqm	200 sqm	✔	1937

Ref. DSVNGDOURODM20 | Porto

Palacete T9, Bonfim - Porto

We present a palace from the late 30s of the last century, located in downtown Porto. It underwent recent rehabilitation that involved bathrooms, kitchens, paintings, roofing, plumbing and electrical, but kept the "glamour" and details of the time. Solid riga floor, 3 m high ceiling, large windows with double glazing, fireplace, piped gas. Garden with barbecue, 2 closed garages, 3 full bathrooms, one on each floor.
This property due to its unique characteristics is extremely versatile, it is an excellent option for own housing and/or investment, and can be converted into any type of function such as: Hostel; ATL; Music school; tutoring centre or other educational and cultural services.
The property has several large rooms, good natural light, safe and accessible outdoor areas, as well as its own parking and in the vicinity.
Its functional structure allows for easy adaptation to different types of activities, making this an excellent opportunity for those looking for a space ready to host pedagogical, social or business projects.
On the first floor we have 6 Bedrooms and WC.
On the ground floor we can find 3 bedrooms, dining room, kitchen and toilet, main entrance and balcony to access the garden.
The basement consists of living and leisure room, soundproofed room (Music Study), WC and has a fully equipped modern kitchen with access to the outside garden.

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Outdoor area with garden and water well.
Individual garages for 2 cars.
Natural gas.
Floor in Riga.
New window frames with double glazing.
Roof completely revised.
Plumbing and electricity renewed.
Transport and commerce in the surroundings.
An area with high potential for appreciation.
Excellent investment. Opportunity!

General features

- Built year: 1937
- Private gross area: 420
- Smoke extractors
- Floors: 3
- Thermal acoustic window frames
- Views: City view
- Water well
- Laundry

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- Drive way
- Double glazing
- Solar orientation: North, South, East, West
- Balcony
- Garage
- Basement
- Energetic certification: E
- Mains water
- Renovation year: 2014
- Parking places number: 2