Miguel Rodrigues

Tel: 966943531

Email: miguelrodrigues@decisoesesolucoes.com

Preço: 599 500 €

4	5	✖	224 sqm	1000 sqm	✔	2006

Ref. DSEPSMR45 | Vieira do Minho

Detached villa with swimming pool in Vieira do Minho

Detached house with land of 1000m2 and privileged location in the village of Vieira do Minho.
Views of Cabreira and Ermal. 15 minutes from Gerês and 5 minutes from Ermal reservoir.
Luxury modern construction with swimming pool and annex;

GROUND FLOOR
• Large living room with three distinct areas of use: living area in front of the huge fireplace; dining area; reading/socializing area;
•Kitchen;
•Laundry;
• 3 bedrooms;
• 2 toilets;
• 1 Office;
• Enclosed garage 2 cars.
FIRST FLOOR
• Suite with balcony and bathroom with shower and whirlpool bathtub;
EXTERIOR

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Swimming pool, barbecue and toilet.

OTHER

 Equipped kitchen, Italian Rinaldi furniture and AEG appliances.
 Stove in the living room and with central heating the entire wood-burning house.;
 Three bedrooms, one of which is a suite with dressing room;
 Office;
 All bedrooms with built-in closets;
 Corridor with closets to support the bedrooms;
 Central vacuum;
 Built-in air conditioning with grilles throughout the villa;
 Ambient sound from EIS;
 Games room with pool table, cinema projection and 7.1 cinema sound;
 Aluminum tecknal thermal break;
 Thermal double glazing;
 Alarm throughout the house and surveillance cameras;
 Concrete pool with tablet and complete machine room with thermal screen and coupled with tank with possibility of electric screen.
 Barbecue fully equipped with electric roasters and oven;
 Central heating with wood burning stove, air conditioning, diesel boiler and pre-installation for solar panels and natural gas.
 Bathrooms equipped with Italian toilets and whirlpool bathtub;
 Garden, lawn and leisure area around the entire villa. Electronic irrigation system.
 Exterior insulation with hood, air box walls and engineered polyurethane.
Interior Pladur with modern architecture and design. Furniture designed by designers.
 Internal garage for two cars.
 Kennel.
Solar breeze.

Location of the villa: https://goo.gl/maps/Uyz817nxnU5PCisEA

• 13 Km from Serra da Cabreira
• 16 Km from Gerês
• 35 km from Braga

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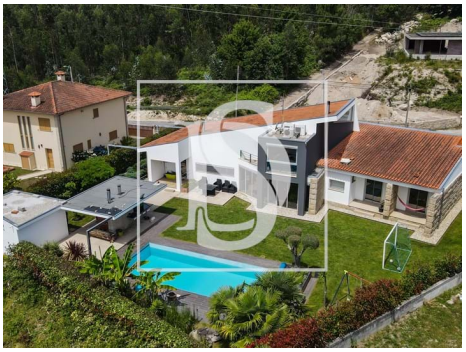

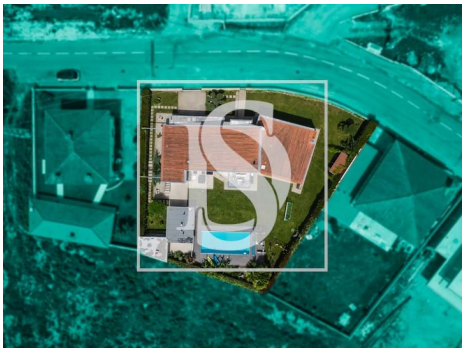

General features

- Built year: 2006
- Outbuilding area (Ex. garage, etc): 57
- Solar system
- Electric gates
- Water well
- Storage / utility room
- Security alarm
- Double glazing
- Electric garage gate
- Bread oven
- Quiet Location
- Security door
- Thermal acoustic window frames
- Private gross area: 224
- Views: Village view, Garden view
- Central vacuum system
- Laundry
- Video entry system
- Guest cottage
- Electric shutters
- Automatic irrigation
- Attic
- Central music system
- Uninterrupted views

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- Energetic certification: A+
- Parking places number: 2
- Garage