Carmo Mendonça

Tel: 914482710

Email: carmomendonca@dsprivate.com

Preço: 1 100 000 €

5	5	✖	234 sqm	279 sqm	✔	1989

Ref. DSPPORTOAVCME48 | Porto

Excellent 5 bedroom villa in Campo Alegre

Excellent villa with stunning outdoor areas.
This property consists of ground floor + 2 floors, garage and laundry
On the ground floor, the garage is located, and one of the main entrances to the house
From the main entrance, we have access to a small distribution hall, by
where the interior connection to the garage is made, to the interior stairs of access to the
upper floors, and a large living / eating area (kitchen), with fenestration to
the entire width facing the patio.
From the living/dining room, it connects to the kitchen (expanded area of the house),
and also to the patio, with views of the garden
Going up the interior stairs, we reach the 1st floor where we find a distribution hall
And from which a corridor begins that gives access to a room of
Sleep designated as the master suite, with fenestration across the width of the house facing the patio, and
which also has a (closet) and an office facing Rua do Campo Alegre.
From this hall on the 1st floor, you also reach the exterior stairs, which
They also allow entry into the building, and the stairs begin
interiors of access to the 2nd floor.

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On the 2nd floor there are 3 bedrooms, one of which is a suite, as well as a WC to access the other rooms with windows facing the patio or street of Campo Alegre and which serve as a bedroom/office/leisure.
The roof span is wide, has skylights for natural lighting and
ventilation, and is used as a service and storage area. Access is via
retracted stairs.
The house has a reinforced concrete structure, exterior walls in masonry
Insulated brick with thermal insulation, and the roof is clad
The ceramic tile, except the kitchen area (enlargement) which is
a flat roof covered with bituminous screens and insulation
upper with extruded polystyrene plates.
The exterior openings are protected by double aluminium frames
thermo lacquered with double glazing (except the openings of the ground floor of the garage and living room that are in wood with paint finish), and protections
between frames by PVC blinds.
The interior floors of the ground floor of the eating/living room and kitchen are in
wood, and the garage floor is covered with granite mosaic.
Toiletsbooked and kitchen are in marble mosaic.
The interior floors on the 1st floor are made of solid wood
pine with varnish finish
The interior stairs are structurally in reinforced concrete, and the steps
Covered in solid wood with a varnish finish.
The interior doors are made of solid wood with a paint finish
Lacquered.
The kitchen has built-in furniture, tops and washbasins.
The interior doors are in wood with a lacquered finish and handles
in brushed stainless steel.
The villa has air conditioning on all floors.
A part of the patio area is covered with artificial grass and
another paved with granite mosaics.
The plot is delimited by masonry walls finished with
sandblasting and painting, with an average height of 2.00 meters, also having
metal gates (one for entry/exit of vehicles and the other pedestrian)
with automatic opening .
The building externally preserves the original design elaborated by the architect
and the remodeling carried out recently, using
materials described above, resulted in a functional building and
Very good quality.

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General features

- Gross Private Area: 219
- Built year: 1989
- Laundry
- Conservatory
- Views: City view, Urbanization view, Garden view
- Security alarm
- Electric shutters
- Electric gates
- Main drainage
- Quiet Location
- Parking space
- Thermal acoustic window frames
- Dependent Gross Area: 20
- Floors: 3
- Drive way
- Storage / utility room
- Video entry system
- Double glazing
- Electric garage gate
- Pantry
- Attic
- Central location
- Extractor Fan
- Sealed land area

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- Security door
- Solar orientation: North, South, West
- Balcony
- Access to people with mobility difficulties
- Garage
- Energetic certification: C
- Mains water
- Renovation year: 2023
- Terrace
- Parking places number: 2