# Carmo Mendonça

**Tel:** 914482710

**Email:** carmomendonca@dsprivate.com

## Preço: 295 000 €

| 3 | 3 | ✖ | 79 sqm | 0 sqm | ✔ | 1986 |
|---|---|---|---|---|---|---|

**Ref.** DSPPORTOAVCME50 | Vila Nova de Gaia

## 3 Bedroom Villa Floor

Fantastic Floor Villa
Type T3, located on the ground floor of a family house
It is located in a very quiet area, very close to the sea but away from the city hustle and bustle
This Floor House has the particularity of having interior corners in washed stone, which gives it a beauty and elegance
It has an outdoor space, on the side and back of the property, where it allows for family gatherings and events in summer and spring
Madalena is increasingly being sought after by those who intend to live near the sea and with all the commerce and services, very close to her.
This Floor House offers the advantage of living with two spaces with very generous areas
Not having a garage, the property has plenty of parking and an entrance that allows you to park cars

Come and see the property you may be looking for, but haven't found

Call me, book your visit now and together we can find the best solution

**AMI:**

**Tel: | Email:**

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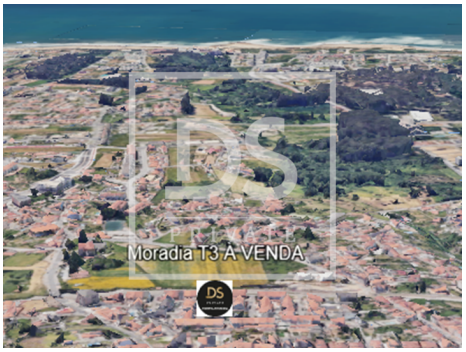
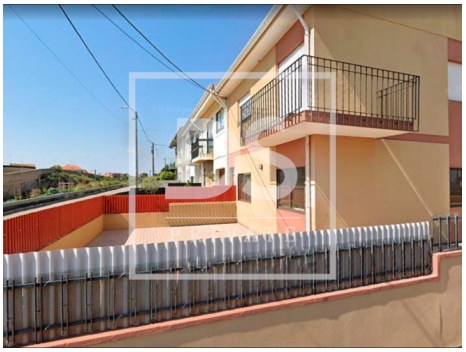
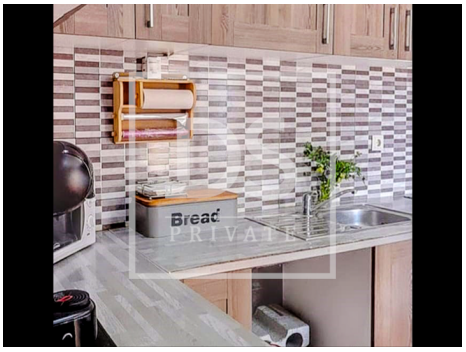
I Wait for You


Carmo Mendonça
DS Private Porto Avenida

( 91 448 27 10 )






# General features

- Gross Private Area: 81,25
- Built year: 1986
- Drive way
- Views: Sea views, Countryside views, Garden view
- Double glazing
- Main drainage
- Quiet Location
- Dependent Gross Area: 84
- Floors: 1
- Conservatory
- Guest cottage
- Pantry
- Walking distance to beach
- Central location

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- Parking space
- Sealed land area
- Energetic certification: C
- Mains water
- Access to people with mobility difficulties
- Garage
- Extractor Fan
- Security door
- Solar orientation: South
- Renovation year: 2022
- Terrace