**Goreti Moreira**

**Tel:** 938759016

**Email:** goretimoreira@decisoesesolucoes.com

## Preço: 420 000 €

| 3 | 3 | ✖ | 129 sqm | 155 sqm | ✖ | 2024 |
|---|---|---|---|---|---|---|

**Ref.** DSEPSGM83 | Póvoa de Varzim

### 3 bedroom villa, 100 meters from Fragosa Beach, in Aver-o-Mar

3 bedroom villa, 100 meters from Praia da Fragosa, in Aver-o-Mar

In terms of divisions, the house is built on 2 floors, being divided as follows:.

Entrance hall and toilet
A fabulous social area, with living room and kitchen in OPEN SPACE
Independent room for laundry next to the kitchen
1 SUITE, all bedrooms with built-in wardrobes, one of which is MASTER with a CLOSET area
Balcony
Outside there is a parking area for 1 car

In terms of equipment, the villa will be delivered with EQUIPPED KITCHEN with extractor fan, hob, oven, microwave,.
Air conditioning. HEAT PUMP, electric shutters, lighting system with LED's, laundry, video intercom and automatic gates. The water will also be heated by means of a heat pump.

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5 minutes from CASINO
5 minutes from access to the A28
15 minutes from Francisco Sá Carneiro International Airport.

DON'T MISS THIS OPPORTUNITY!
SCHEDULE YOUR VISIT NOW!

*When buying a property with the help of a professional from the DECISÕES E SOLUÇÕES (Esposende) network, one of the largest national chains, you can enjoy a 360° service for FREE.

We take care of the entire financing and insurance process, with the BEST CONDITIONS THAT THE MARKET can offer you.

All these services will be provided to you at no additional cost.

GET TO KNOW THE BEST PROPOSALS WE HAVE FOR YOU.

# General features

- Microwave
- Air conditioning
- Kitchen: Hob, Oven, Microwave, Exhaust
- Fitted wardrobes

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- Walk-in wardrobe
- Aluminum frames
- Built year: 2024
- Outbuilding area (Ex. garage, etc): 160
- Electric gates
- Double glazing
- Main drainage
- Energetic certification: A
- Mains water
- Terrace
- Heat pump
- Proximity: Beach, Restaurants, Public Transport
- Thermal acoustic window frames
- Private gross area: 136
- Laundry
- Electric shutters
- Quiet Location
- Solar orientation: East, West
- Balcony
- Parking places number: 1