# Nelson Silva

**Tel:** 927729386

**Email:** nelsonsilva@dsprivate.com

## Preço: 1 390 000 €

| 7 | 5 | ✖ | 153,9 sqm | 570 sqm | ✖ | 1990 |
|---|---|---|---|---|---|---|

**Ref.** DSPTVEDRASNRS9 | Mafra

## Stunning 7-Bedroom Villa with Breathtaking Sea Views

Incredible 7-bedroom house located in Ribamar, with the best view over the sea and S. Lourenço beach! With 222.3 m² of gross construction area, this property combines comfort, space, and a privileged location.

Given its characteristics, this property can be used for personal housing or investment, as it already has a history of local accommodation (AL), and the distribution of the rooms is easily adaptable.

Room Distribution:

Ground floor: 3 bedrooms, 2 living rooms, kitchen, and 2 bathrooms
First floor: 3 bedrooms, 2 living rooms, kitchen, 2 bathrooms, and a terrace
Attic: 1 bedroom, 1 living room, and 1 bathroom
Highlights and Extras:

Solar panels and renewed window frames for greater comfort and energy efficiency
Private parking and several additional spaces in the square
Renovated areas with a history of local accommodation license

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Privileged location in a growing village with great access
Book your visit!

This information, although accurate, does not replace the consultation of the documentation with the real estate agency Lic. AMI No. 21634.

With DS PRIVATE Torres Vedras, you will be guaranteed to be accompanied by a dedicated and experienced team, providing:

Close and 100% available support throughout the entire process;
Market analysis tailored to your needs and in accordance with your requirements, using extensive experience and knowledge in the real estate market;
Support and negotiation consulting, as well as assistance in executing the Promise of Sale and Purchase Contract (CPCV) and the Deed.
Help in finding the best financing solution for your case through our Credit Intermediation service. We are registered credit intermediaries with the Bank of Portugal under No. 7165.
If you are looking for a personalized service with support from an experienced team throughout the entire process, we are definitely the right agency for you.

We look forward to meeting you!

# General features

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- Gross Private Area: 171
- Built year: 1990
- Drive way
- Solar system
- Views: Sea views
- Double glazing
- Quiet Location
- Solar heating
- Sealed land area
- Solar orientation: South, East, West
- Balcony
- Rental licence
- Dependent Gross Area: 51,3
- Floors: 3
- Kitchenette
- Storage / utility room
- Frontline property
- Attic
- Parking space
- Barbecue
- Energetic certification: D
- Mains water
- Gas: Bottle
- Terrace