Daniel Fernandes

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Preço: 152 000 €

2	1	✖	100 sqm	0 sqm	✖	1997

Ref. DSFIGFGFJDF20 | Montemor-o-Velho

2 bedroom apartment in the center of Montemor-o-Velho

If you dream of living and feeling the millennial history of the Castle and the Village of Montemor-o-Velho, then we have a challenge for you!

We present you an apartment located in the historic area of Montemor-o-Velho, more specifically on Rua Dr. José Galvão in the O Lagar Building.

2 bedroom apartment consisting of two independent floors (house + attic with equivalent area) in excellent condition, located on the 2nd and 3rd floors of the building respectively, without elevator.

The apartment has two bedrooms (one with built-in wardrobe) facing the Castle of Montemor-o-Velho, benefiting from plenty of light and exceptional tranquility.

The large attic (the area is equal to that of the residential floor) allows a wide variety of uses and doubles the capacity of the apartment.

The living room balcony provides an unobstructed view over the fields of the Baixo Mondego and the

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windows guarantee great natural lighting and sun exposure.

The common areas of the apartment are a guarantee of well-being and welcoming.

Given its privileged location, the residents of this property will have the pleasure of having their breakfast, contemplating the various morphologies of the fields of the Baixo Mondego throughout the year and benefiting at the same time from one of the greatest riches on the planet, the sun of winter, spring, summer or autumn mornings.

On the side facing the main street, the building has three windows and a balcony facing east, with a stunning view of the magnificent green fields of the Baixo Mondego, providing a lot of light that penetrates early in the morning into the excellent space, modernly called Open space (living room/kitchen).

The kitchen is equipped with an extractor fan, gas grill and oven, washing machine and fridge. The living room has a fireplace that is used only on the coldest days of winter, since the construction of the property and the fact that the windows have double glazing, maintaining a very mild temperature.

It should also be noted that the property is equipped with piped gas.

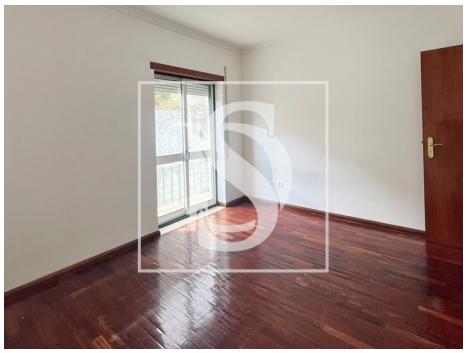
The property also has a large wardrobe in the corridor that leads to the bedrooms, a storage room and a bathroom.

In addition to the advantages already mentioned, the property also has public parking in front of the building. The excellent location of this property allows quick access to various social and sports services such as: Montemor-o-Velho Health Unit, Kindergartens, Schools, Municipality of Montemor-o-Velho, Finance, Court, Restaurants, Leisure areas (Riverside Park, Swimming Pools, Sports Pavilion, Football field, Nautical Center), not to mention the Castle of Montemor-o-Velho which is right at the back of the property.

This property also has the advantage of being located about 15 minutes from Figueira da Foz, 25 minutes from Coimbra and also having quick access to the A14, A17 and A1.

Don't waste time and come and see your new home!

Schedule your visit now and take advantage of this unique opportunity to acquire a property that combines comfort, modernity and a privileged location. Don't miss this great opportunity!



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General features

- Fireplace
- Built year: 1997
- Private gross area: 83.07
- Gas: Main grid
- Storage / utility room
- Pantry
- Energetic certification: D
- Mains water
- Proximity: Restaurants, Open field, Pharmacy, Public Transport, Schools, Playground
- Outbuilding area (Ex. garage, etc): 85.64
- Views: Countryside views, Village view
- Floors: 2
- Double glazing
- Central location
- Solar orientation: East, West
- Balcony