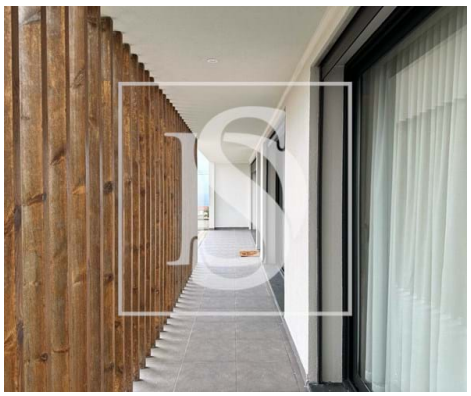
Mariana Aguiar

Tel: 912201072

Email: marianaaguiar@decisoesesolucoes.com

Preço: 635 000 €



3	2	✖	280,67 sqm	2075 sqm	✔	2020

Ref. DSPDLMA23 | Ponta Delgada

Detached 3 Bedroom House - Candelária

Detached, modern 3 bedroom house with side entrance and garage, recently built in Candelária, municipality of Ponta Delgada, a privileged location with sea views and set in a plot of 2,075m2.

The house is composed, on the ground floor, of the social and private area, while the -1 floor complements the space with housing support areas.

The ground floor has a large living room, with good sun exposure and a bathroom for the common area. The kitchen is spacious and fully equipped with access to a balcony with sea view and also has a practical pantry, for greater organization. Three bedrooms in total, with two bedrooms with built-in wardrobes with access to a porch and a third room that is a suite with balcony, which is one of the highlights, with a private bathroom and a generous walkin-closet.

On the -1 floor, there is the garage that gives direct access to the house, a laundry room and an extra area that can be adapted to different uses, such as an office, game room or other use. For greater convenience, the -1 floor also has an additional toilet.

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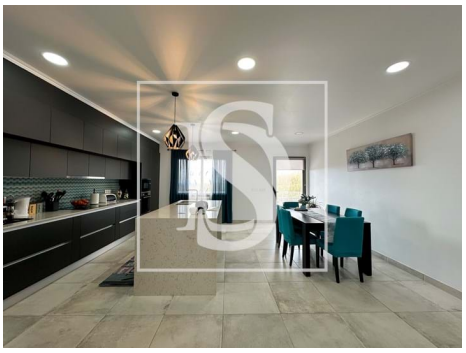
The house has a garden with side entrance and large backyard, perfect for relaxing and watching the sunset overlooking the sea. With modern finishes, the house is equipped with an air conditioning system in the living room area and water heating through a system consisting of a solar thermal panel, promoting energy efficiency. In addition, it has electric shutters.

The location is quiet, close to prominent tourist attractions on the island of São Miguel, services and commercial establishments, making this house an excellent option for those looking for comfort and privacy.



General features

- Air conditioning
- Garden
- Built year: 2020
- Private gross area: 201,14
- Electric gates
- Drive way
- Electric shutters
- Aluminum frames
- Proximity: Shopping, Restaurants, Pharmacy, Public Transport, Schools
- Outbuilding area (Ex. garage, etc): 129,07
- Views: Sea views, Mountain views
- Laundry
- Double glazing
- Electric garage gate

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- Energetic certification: B
- Garage
- Balcony
- Parking Space