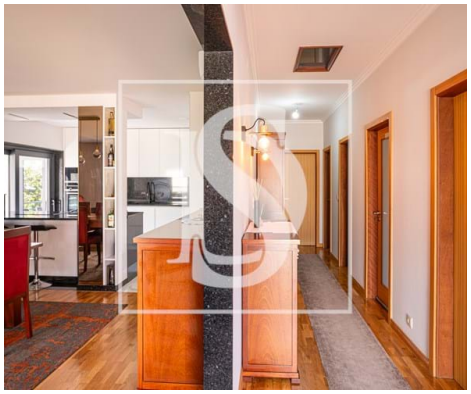
André Vilas Boas

Tel: 919981706

Email: andrevilasboas@decisoesesolucoes.com

Preço: 390 000 €



3	2	✖	160 sqm	790 sqm	✔	2000

Ref. DSEPSAVB108 | Esposende

Refurbished 3 Bedroom Villa | Close to the Beach | Quiet location

Discover this fantastic 3 bedroom villa completely refurbished, located in a quiet parish, with easy access to the beaches. Perfect for those looking for comfort and quality of life, this property combines modernity, privacy and excellent sun exposure.

With a generous plot of 790 m² and a construction area of 325 m² (175 m² habitable + 150 m² garage), it stands out for its high quality and functional finishes.

Property Highlights:
 Modern kitchen equipped with premium appliances: Siemens (oven, microwave, induction hob), Bosch (dishwasher), American LG fridge and built-in ceiling extractor hood by Balay.
 Spacious bedrooms with built-in wardrobes, including an en-suite.
 Elegant bathrooms, with shower trays, color cabins, custom furniture and towel rails.
 Thermal comfort and energy efficiency: Top-of-the-range Cortizo window frames with triple glazing, air conditioning in all bedrooms and living room, fireplace and heat pump.
 Modern infrastructure: Pre-installation for solar panels, new gates (with electrical system and controls), renovated garage, video surveillance and alarm cameras.

AMI:

Tel: | Email:

André Vilas Boas

Tel: 919981706

Email: andrevilasboas@decisoesesolucoes.com

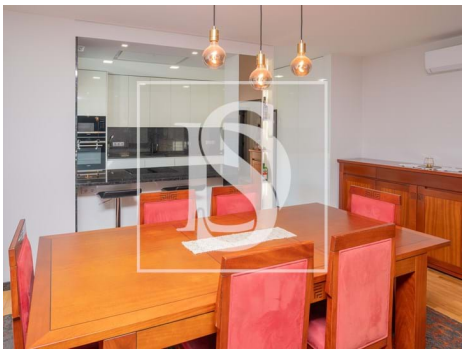
 Outdoor area with potential: Granite stone available to cover the wall and create a harmonious walkway.

If you are looking for a modern villa, well located and with excellent construction quality, this is the ideal opportunity.

 Sale price: 390.000€

 Do you need mortgage support? I can help you find the best conditions!
 Do you have a property to sell? I can also assist in the whole process!

Schedule your visit now!



General features

- Refrigerator
- Heated towel rails
- Hydromassage cabin
- Heating
- Thermoaccumulator
- Microwave
- Extractor Fan
- Kitchen: Hob, Oven, Fridge, Microwave, Dishwasher, Washing machine, Exhaust, Water heater
- Closed fireplace

AMI:

Tel: | Email:

André Vilas Boas

Tel: 919981706

Email: andrevilasboas@decisoesesolucoes.com

- Air conditioning
- Washing machine
- Fitted wardrobes
- PVC frames
- Tilt and turn windows
- Thermal insulation
- Proximity: Airport, Mountain, Beach, Golf course, Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Thermal acoustic window frames
- Private gross area: 175
- Electric gates
- Floors: 1
- Drive way
- Storage / utility room
- Security alarm
- Electric shutters
- Pantry
- Parking space
- Security door
- Solar orientation: North, South, East, West
- Balcony
- Terrace
- Parking places number: 6
- Heat accumulator
- Equipped kitchen
- Dishwashing machine
- Heat pump
- Thermal blinds
- Acoustic insulation
- Triple Glazing
- Built year: 2000
- Outbuilding area (Ex. garage, etc): 150
- Views: Countryside views, Mountain views
- Water well
- Laundry
- Basement
- Video entry system
- Double glazing
- Electric garage gate
- Quiet Location
- Sealed land area
- Energetic certification: C
- Mains water
- Renovation year: 2024
- Garage
- Parking Space