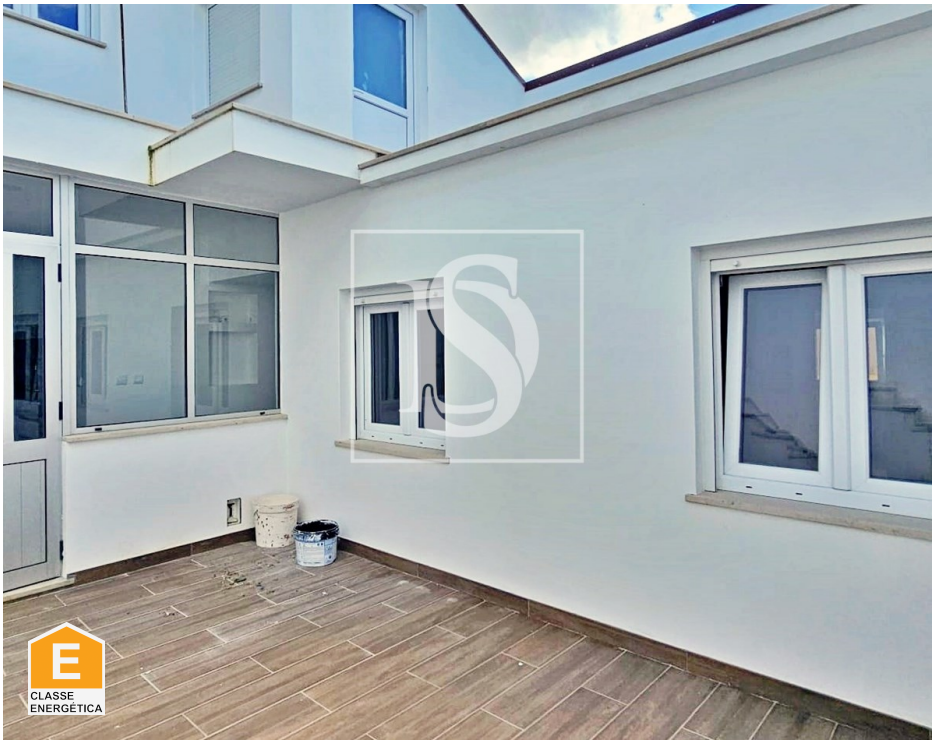
Dilar Seabra

Tel: 966265184

Email: dilarseabra@decisoesesolucoes.com

Preço: 275 000 €



6	6	✖	91,8 sqm	137 sqm	✔	1950

Ref. DSFIGFGFDS26 | Coimbra

Renovated 4+2 bedroom villa in São Martinho do Bispo

Renovated villa great for the room rental market in São Martinho do Bispo (Coimbra) with Garage!

We present an excellent investment opportunity in this fully renovated villa, ideal for room rental, located in São Martinho do Bispo, municipality of Coimbra, close to higher education schools.

With a modern and functional design, this property offers a comfortable and welcoming atmosphere, perfect for students and professionals.

Main Features of the House:
- 4 Bedrooms – Spacious and bright, ideal for individual rental;
- 2 Suites – With private bathroom for greater comfort and privacy;
- 2 Studios (T0) – Independent and equipped spaces, perfect for those looking for more autonomy;
- Fully Equipped Kitchen – Modern and functional, with appliances and integrated dining space;
- Pleasant Common Areas – Spaces optimized for conviviality and well-being;
- Garage enclosed for parking or storage.
- 2 terraces for leisure areas.

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In this extremely functional house, water heating is done by a 300 Lt cylinder and heat pump with a water and energy saving system, which only lets the water out when it is hot in the tap.

The frames are made of PVC with double glazing and blinds.

Vinyl floor for greater comfort and durability.

The sun exposure is east and west, which allows good thermal stability and plenty of natural light throughout the day.

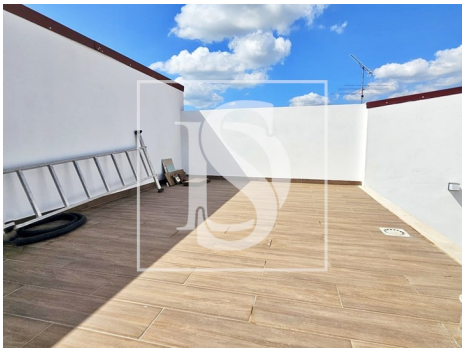
House in the final stages of completion with an expected six months to finish.

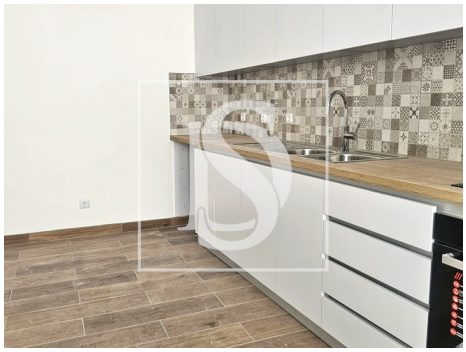
Prime Location:
* Located in São Martinho do Bispo, a few minutes from the center of Coimbra;
* Easy access to public transport and major roads;
* Close to universities, hospitals and essential services;
* Area with shops, supermarkets and restaurants nearby.

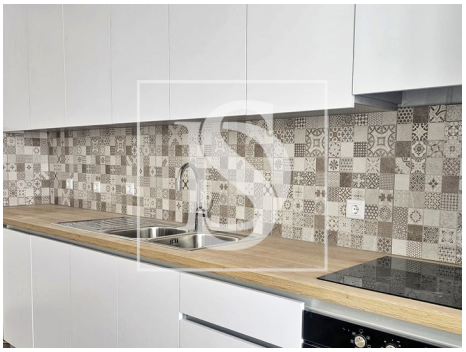
This villa represents an excellent investment opportunity, ensuring a high potential for profitability. Ideal for students, professionals and hospital workers.

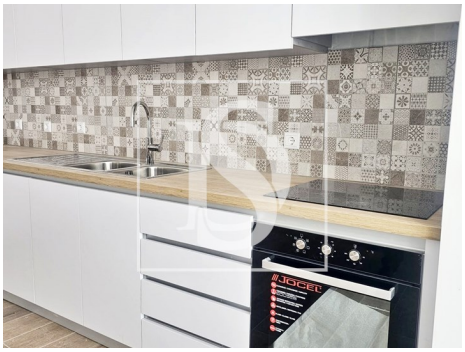
Don't miss this opportunity! Schedule your visit now!

(translated by Google Translate)









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General features

- Extractor Fan
- Equipped kitchen
- Heat pump
- Blinds
- Shower tray
- Proximity: Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Schools
- Outbuilding area (Ex. garage, etc): 18
- Views: Village view, Countryside views
- Floors: 2
- Storage / utility room
- Main drainage
- Quiet Location
- Solar orientation: East, West
- Balcony
- Terrace
- Parking places number: 1
- Kitchen: Hob, Oven, Fridge, Dishwasher, Exhaust
- Fitted wardrobes
- PVC frames
- Window
- Shower Enclosures
- Built year: 1950
- Private gross area: 108,1
- Gas: Main grid
- Kitchenette
- Double glazing
- Attic
- Energetic certification: E
- Mains water
- Renovation year: 2024
- Garage