Rute Azevedo

Tel: 938079628

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Preço: 1 830 000 €

11	11	✔	518,3 sqm	1753 sqm	✔	1962

Ref. DSPPORTOAVRCA11 | Gondomar

Traditional Architecture Villa in Areosa

This exquisite property is a true jewel in the city, with a vast plot of 1753 m² that combines functionality and elegance. Originally designed as a university residence and Guest-House, the property alternates its operation depending on the time of year, making it a versatile and profitable space.

The residence has an impressive distribution of rooms, including 2 double rooms, 2 triple rooms, 6 quadruple rooms, and a sixfold studio, totaling 40 beds. For a touch of flexibility, there are also 2 additional rooms that can be converted into more bedrooms. All rooms are spacious and refined, offering amenities such as a private bathroom, TV, wardrobes, bunk beds, bed linen, towels and free Wi-Fi. Some of the rooms are equipped with their own kitchen, while others have a fully equipped shared kitchen. For comfort and convenience, the property also offers a shared laundry.

The entrance hall is a true work of art, decorated with unique pieces of traditional Portuguese tiles, creating a welcoming and distinctive atmosphere right at the entrance. The outdoor area is not far behind in terms of quality, with free private parking and a large terrace and garden area, complemented by a stunning swimming pool, creating a relaxing and inspiring environment for all guests.

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Located in the north of the city, close to the university hub of Porto, and just 25 minutes from the Airport, the property offers quick access to essential services, such as pharmacies, supermarkets, hospitals, commercial stores and public transport, ensuring convenience and practicality for residents and visitors.

In addition, the current owners carried out a preliminary study that indicated a construction capacity of 2856 m² (ABC), with 800 m² reserved for parking in the basement. The proposal includes the construction of 32 residential units and one commercial unit, subject to the approval of a Prior Information Request (PIP).

This property represents a unique opportunity for those looking for an investment in the housing and tourism sector, with great potential for development and appreciation.

General features

- Heating
- Dishwashing machine
- Microwave
- Fitted wardrobes
- PVC frames
- Proximity: Airport, Beach, Shopping, Restaurants,
- Washing machine
- Refrigerator
- Air conditioning
- Equipped kitchen
- Pool
- Garden

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City, Hospital, Pharmacy, Public Transport, Schools

- Gross Private Area: 576
- Floors: 3
- Drive way
- Views: City view, Pool view, Garden view
- Security alarm
- Double glazing
- Automatic irrigation
- Solar orientation: North, South, East, West
- Terrace
- Built year: 1962
- Laundry
- Storage / utility room
- Video entry system
- Guest cottage
- Electric gates
- Energetic certification: E
- Mains water
- Garage