# Natividade Rodrigues

**Tel:** 939328200

**Email:** natividaderodrigues@decisoesesolucoes.com

## Preço: 385 000 €

| 3 | 3 | ✖ | 190 sqm | 333 sqm | ✔ | 2025 |
|---|---|---|---|---|---|---|

**Ref.** DSBRGNNR71 | Viana do Castelo

## 3 bedroom villa with sea view

New 3 bedroom villa, with sea views, in Castelo do Neiva, Viana do Castelo. Kitchen/living room in open space with access to balcony, three bedrooms, one of which is a suite, three bathrooms, laundry, wine cellar, spacious closed garage and garden. Equipped with stove, air conditioning, heat pump and VMC. Kitchen equipped with oven, microwave, hob, extractor fan, dishwasher and fridge. Located in a quiet area with excellent sun exposure (east / west). Close to all essential services, schools, pharmacy, supermarkets, public transport.
Schedule your visit now and fall in love with this place full of enchanting experiences.

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# General features

- Refrigerator
- Extractor Fan
- Heating
- Wood burner
- Equipped kitchen
- Fitted wardrobes
- Laminated floor
- Heat pump
- Lighting scenarios
- Thermal blinds
- Wall-hung sanitaryware
- Thermal insulation
- Microwave
- Kitchen: Hob, Oven, Fridge, Microwave, Dishwasher, Washing machine, Exhaust
- Central heating: Firewood
- Air conditioning
- Dishwashing machine
- Walk-in wardrobe
- Solar panels pre installation
- PVC frames
- Blinds
- Window
- Acoustic insulation
- Controlled lights

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- Triple Glazing
- Proximity: Mountain, Beach, Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Schools, Playground
- Built year: 2025
- Private gross area: 190
- Electric gates
- Laundry
- Wine cellar
- Frontline property
- Double glazing
- Electric garage gate
- Main drainage
- Quiet Location
- Parking space
- Uninterrupted views
- Solar orientation: South, East
- Balcony
- Terrace
- Parking places number: 4
- Garden
- Garden
- Thermal acoustic window frames
- Views: Beach view, River view, Sea views, Countryside views, Mountain views
- Floors: 2
- Drive way
- Basement
- Video entry system
- Electric shutters
- Automatic irrigation
- Walking distance to beach
- Central location
- Sealed land area
- Energetic certification: In process
- Mains water
- Renovation year: 2025
- Garage
- Parking Space