Nelson Silva

Tel: 927729386

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Preço: 985 000 €

7	6	✔	671,7 sqm	1062,6 sqm	✔	2002

Ref. DSPTVEDRASNRS15 | Braga

Luxury detached villa with open views

Luxury detached villa with open views, located in a quiet residential area.
Privileged location due to its sun exposure, surrounding environment, and access to the city's main roads. This property stands out for its finishes, spacious areas, and outdoor space ideal for summer days. All interior walls are made of Fermacell.

The villa features:

6 Bedrooms (2 with built-in wardrobes, 1 suite with built-in wardrobe, and a master suite with walk-in closet/dressing room); 1 office, 1 additional bedroom (which can be used for staff).

6 Bathrooms (1 guest WC, renovated a year ago), 1 with hydromassage bathtub (suite), 1 in the master suite with shower base, 1 full bathroom supporting 2 bedrooms with bathtub, and 2 with shower bases.

Spacious living room and dining room.
On the lower floor: a pool support area (with service area and separate shower base); 1 full bathroom with shower, towel warmer, and spacious enough to be converted into an extra bedroom.

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All bathrooms have windows/natural light and towel warmers.

Ground floor leisure room with bar, used as a gym.

Indoor heated swimming pool (heat pump/solar panels) with surrounding leisure and relaxation area. The side doors of the pool can be fully opened in summer for natural airflow.

Fully equipped laundry room.

Bubinga wood stairs and flooring in common areas, living and dining rooms (with fireplace). Wooden flooring in the bedroom hallway and all four main bedrooms.

Insulation/Climate control (central heating throughout and full air conditioning on the upper floor).

Thermal break window frames and double glazing.

Electric shutters.

Thermal solar panels (for domestic hot water and pool heating), panels for domestic hot water with a 750-liter storage tank, and photovoltaic panels. The photovoltaic system's contract with EDP has ended, but it can be converted for self-consumption.

The property also has a borehole for irrigation and exterior taps – a constant and ecological water supply.

Excellent sun exposure throughout the day, providing unique natural brightness in the entire house.

Enclosed garage for 3 cars, with automatic gate and direct access to the interior of the house.

Fully equipped kitchen with two refrigerators (one combined), renovated a year ago, with direct access to the outside.

Interior and perimeter alarm system.

Video surveillance with LED spotlights triggered by twilight sensors around the property.

Central heating via electric heat pump. Large garden/lawned yard with a swing.

Book your visit today!

This information, although accurate, does not replace consulting the documentation available at the real estate agency – AMI License No. 21634.

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Negotiation support and consulting, as well as assistance with the Purchase and Sale Promise Contract

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(CPCV) and the Deed;

Help in finding the best financing solution through our Credit Intermediation service. We are a registered credit intermediary with the Bank of Portugal under number 7165.

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We look forward to meeting you!

General features

- Radiators: Electric
- PVC frames
- Acoustic insulation
- Proximity: City, Open field
- Garden, Shopping, Hospital, Pharmacy, Public Transport
- Gross Private Area: 460
- Security cameras
- Thermal blinds
- Thermal insulation
- Garden
- Pool
- Dependent Gross Area: 211.7

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- Built year: 2002
- Views: Countryside views, Pool view, Garden view
- Security alarm
- Electric shutters
- Electric gates
- Borehole
- Hydrotherapy Bath
- Sealed land area
- Garage
- Drive way
- Video entry system
- Double glazing
- Electric garage gate
- Automatic irrigation
- Quiet Location
- Thermal acoustic window frames
- Energetic certification: C

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