**Daniel Fernandes**

**Tel:** 929237484

**Email:** joaquimfernandes@decisoesesolucoes.com

**Preço: 70 000 €**

| 3 | 2 | ✖ | 65,54 sqm | 84 sqm | ✖ | 1957 |
|---|---|---|---|---|---|---|

**Ref.** DSFIGFGFJDF31 | Montemor-o-Velho

## 3 bedroom villa in the heart of Ereira

Do you want a house to be your dream home?

I present a villa located in the friendly village of Ereira, in the heart of the Baixo Mondego, 100 meters from the River Beach.

The house has a gross construction area of 108 m2, consisting of an outdoor space, ground floor and first floor.

Right at the entrance of the house we find a garden space with a well and associated motor for irrigation.

On the ground floor, with living room and kitchen space where you can easily transform into a modern Open Space. The ground floor also has a spacious bathroom, interior patio with barbecue and 3 storage rooms.

The first floor has an outdoor space great for a terrace, 3 bedrooms, a bathroom, a small space that can be transformed into an office or other use and a storage room.

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It should be noted that the house is habitable, but for better comfort it needs remodeling works.

Ereira is a village located in the heart of the Baixo Mondego, characterized by habits and customs of strong traditions where lamprey, eels and carolino rice assume preponderance in the gastronomic field.

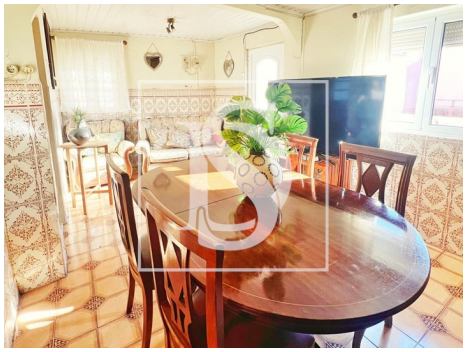
Ereira is also characterized by the friendliness of its people who make this locality a friendly and very pleasant space for those looking for tranquility and peace.

The ex-libris of Ereira is its famous river beach that recently received the Blue Flag and that during the summer months attracts hundreds of holidaymakers.
The town of Ereira has quick and easy access to hypermarkets, kindergartens, schools, health unit, swimming pools, sports pavilion and Nautical Center, Equestrian Center, cafes and restaurants.
Geographically it is close to access, A14 and A1 motorways, as well as the cities of Figueira da Foz, Coimbra, Aveiro and the villages of Soure and Montemor-o-Velho. Several commercial, school, banking, firefighter, GNR, CTT, Portugal train stop, about 1 km predominate in the vicinity.
Come and visit Ereira, come and see this house, book your visit with us! You have at your disposal a team of professionals who help you make your dream come true, from the acquisition of the house to credit or insurance.

We take care of everything so that you can enjoy your time.

Book your visit now!

(Translated by Google Translate)



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# General features

- Aluminum frames
- Simple bathtub
- Window
- Shower Enclosures
- Proximity: Beach, Pharmacy, Public Transport, Schools, Playground, Restaurants, Open field
- Built year: 1957
- Views: Countryside views
- Water well
- Laundry
- Double glazing
- Walking distance to beach
- Central location
- Solar orientation: West
- Balcony
- Blinds
- Grid injection
- Shower tray
- Garden
- Barbecue
- Private gross area: 108
- Gas: Bottle
- Floors: 1
- Storage / utility room
- Main drainage
- Quiet Location
- Energetic certification: E
- Mains water
- Terrace