# Fábio Borges

**Tel:** +351917096406

**Email:** fabioborges@decisoesesolucoes.com

## Preço: 550 000 €

| 6 | 4 | ✖ | 413 sqm | 4461 sqm | ✔ | 1997 |
|---|---|---|---|---|---|---|

**Ref.** DSBRGNFB82 | Barcelos

## Detached House with Commercial Space and Land of 4000m2

House with Commercial Space and Land of 4,000 m² – Excellent Location next to the A11
An unmissable opportunity for those looking to combine housing, business and strategic location! This unique property offers a spacious villa, a versatile commercial space and a large plot of about 4,000 m², ideal for multiple uses.

Located in front of the entrance to the A11 motorway, this property stands out for its visibility, accessibility and potential for appreciation, being perfect for own housing with business, investment or commercial exploitation.

Key features:
 Comfortable and functional villa

Typology: T4 + 2

Equipped kitchen

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Large living room with fireplace

Rooms with good sun exposure

Modern bathroom

Garage for about 8 cars and support annexes

Excellent condition

 Commercial space with independent entrance and 302 m2 of gross area!

Ideal for restaurant, café, shop, office or other type of commerce

Good usable area and easy parking

Wide road front with high visibility

 Land with approximately 4,000 m²

Versatile outdoor space: garden, cultivation, parking or expansion

Possibility of additional construction (subject to feasibility)

 Standout location

In front of the entrance to the A11 – direct and quick access to the main cities in the region

Excellent waypoint, ideal for attracting customers

Quiet area, with good access to services and local shops

This property represents a practical and strategic solution for those who want to live with quality, while developing a commercial activity or investing with a return.

Don't miss this rare opportunity – book your visit now!

"Get to know our financing conditions.

Linked Credit Intermediary with the number 0003971, verifiable with the Bank of Portugal.

DECISÕES E SOLUÇÕES is the largest real estate consulting and credit intermediation network operating in Portugal, being the market leader in its business segment.

We currently have a network of more than 300 agencies and operate in 5 major areas: real estate mediation, construction mediation, real estate construction, credit intermediation and insurance mediation.

We provide a personalized advisory service with 360º SOLUTIONS.

We ensure personalized advice in the choice and selection of your property. We guarantee solutions

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according to your objectives in terms of:

· Purchase and sale and lease;

· Bank real estate;

· Discounted properties;

· Luxury real estate and golden visa.

We are the largest credit intermediation network operating in Portugal and we have 18 years of experience in this area. We guarantee the best solutions on the market in terms of mortgage and consumer credit, for individuals and companies.

DECISÕES E SOLUÇÕES was born with a very clear mission: on the one hand, to provide a financial and real estate advisory service to help Portuguese families reduce their monthly charges and benefit from better living conditions, on the other hand, to boost a business project that generates many jobs.

This mission has in its genesis the belief that the intervention of the business fabric in the development of a sustainable society is fundamental. For DECISÕES E SOLUÇÕES, only with a close connection between the ability to provide a relevant service to the community, promoting the well-being of our customers, and with the investment in boosting the career opportunities of our employees, we actively contribute to this goal.

In addition to the service it provides to the market, since its foundation in 2003, DECISÕES E SOLUÇÕES has supported several associations and important causes for greater social inclusion, including the Gil Foundation and Cáritas Portuguesa.

DECISÕES E SOLUÇÕES has also involved its employees in several volunteering actions at national level as part of its social responsibility policies.

DECISÕES E SOLUÇÕES guarantees its customers solidity, trust and credibility.

When buying, selling or renting your property, count on DECISIONS AND SOLUTIONS.

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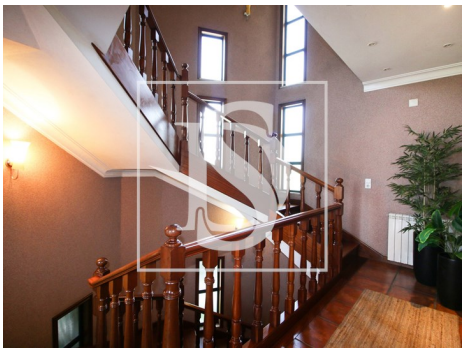

## General features

- Extractor Fan
- Fireplace
- Aluminum frames
- Acoustic insulation
- Aluminum Shutters
- Garden
- Thermal acoustic window frames
- Private gross area: 413
- Gas: Main grid
- Laundry
- Conservatory
- Storage / utility room
- Guest cottage
- Pantry
- Attic
- Sealed land area
- Energetic certification: C
- Balcony
- Heating
- Fitted wardrobes
- Blinds
- Thermal insulation
- Proximity: Mountain, Restaurants, City, Open field, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Built year: 1997
- Outbuilding area (Ex. garage, etc): 232,7
- Views: Countryside views, Mountain views, Garden view
- Smoke extractors
- Drive way
- Basement
- Frontline property
- Double glazing
- Main drainage
- Parking space
- Uninterrupted views
- Mains water

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- Garage
- Terrace
- Parking places number: 8

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