## Álvaro Rodrigues

**Tel:** 963931040

**Email:** alvarorodrigues@decisoesesolucoes.com

**Preço: 270 000 €**

| 4 | 5 | ✖ | 335,41 sqm | 890,5 sqm | ✔ | 1998 |
|---|---|---|---|---|---|---|

**Ref.** DSCBRALR20 | Coimbra

### 4 bedroom villa near Coimbra with large areas and excellent views

Discover this charming villa to renovate, in a quiet area, very close to Coimbra. With 4 bedrooms and 5 bathrooms, this very spacious property offers a floor area of 335.41m² and is on a plot of 890.5m², where you can enjoy a well-kept garden and stunning views of the city and mountain. The property has three lounges, a garage, laundry, built-in cabinets, fireplace, bread oven, water hole. Its solar orientation ensures natural light throughout the day. With a quiet location and proximity to the city and open fields, this villa is perfect for those seeking a cozy getaway full of potential. Schedule your visit now and discover your new home in Coimbra!

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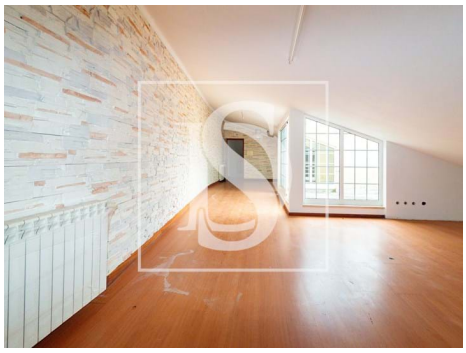

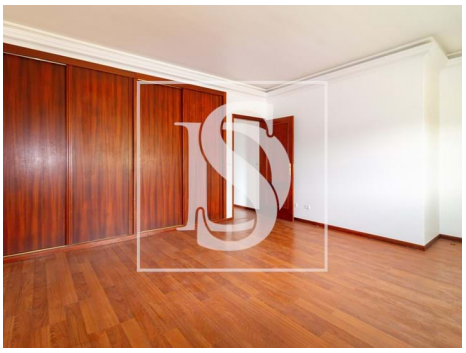

# General features

- Radiators: Water
- Central heating: Diesel
- Heat accumulator
- Fitted wardrobes
- Simple bathtub
- Bathtub Screens
- Garden
- Garden
- Built year: 1998
- Outbuilding area (Ex. garage, etc): 194,65
- Views: Countryside views, Mountain views, City view
- Gas: Bottle
- Kitchen: Oven
- Fireplace
- Diesel boiler
- Aluminum frames
- Aluminum Shutters
- Shower Enclosures
- Proximity: City, Open field
- Barbecue
- Thermal acoustic window frames
- Private gross area: 394,60
- Bar
- Laundry

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- Drive way
- Double glazing
- Bread oven
- Main drainage
- Parking space
- Uninterrupted views
- Solar orientation: South, East, West
- Balcony
- Terrace
- Parking places number: 5
- Storage / utility room
- Electric garage gate
- Borehole
- Quiet Location
- Sealed land area
- Energetic certification: E
- Mains water
- Orientation: Exterior
- Garage