**Dilar Seabra**

**Tel:** 966265184

**Email:** dilarseabra@decisoesesolucoes.com

## Preço: 738 000 €

| 8 | 9 | ✖ | 257,27 sqm | 129,75 sqm | ✖ | 1970 |
|---|---|---|---|---|---|---|

**Ref.** DSFIGFGFDS33 | Figueira da Foz

### 6 bedroom villa in Bairro Novo Figueira da Foz (Ideal for investment)

Do you want an authentic Architectural Treasure in Bairro Novo?

In the heart of Bairro Novo, one of the most prestigious areas of Figueira da Foz, we found this extraordinary villa of old design, where history merges with the comfort of modern times without losing the charm of the period.

Ideal for those looking for a house with soul, charm and a privileged location, whether to live or to invest.

The rooms all have a private bathroom so that you can transform this villa into a space for tourist exploration in one of the noblest areas of the city, or so that your family can live in comfort adapted to today.

The floors, stairwells and balconies are built with exotic woods, which give a touch of refinement and comfort to the whole house.

The rooms of the house are equipped with Air Conditioning and windows with double glazing and thermal

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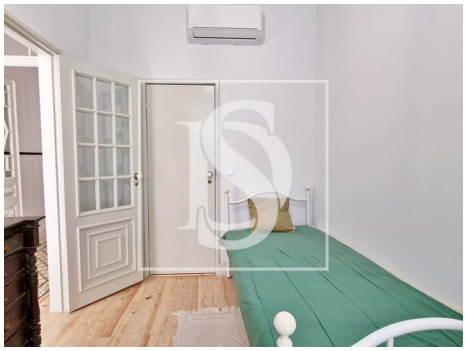
cut, a completely new and insulated roof, and water heating with efficient equipment guarantee maximum thermal comfort in any season, without neglecting energy efficiency.

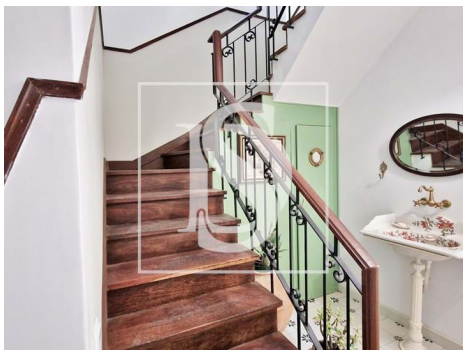
The house consists of:
- 3 floors;
- Interior courtyard;
- 8 Bedrooms – all with bathroom;
- 9 Bathrooms - 8 in the bedrooms and 1 for social use;
- 2 Equipped kitchens;
- 2 Rooms with generous areas;
- Cellar in basement to store wine treasures;
-Laundry;
-Storage;
- Technical area.

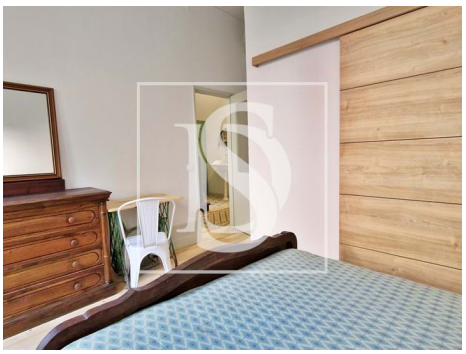
With its exceptional location and versatile typology, this villa is perfect for a local accommodation project or charming guesthouse, close to Restaurants, Casino, Beach, Leisure Areas and Bars.

More than a house, a unique opportunity to live with distinction or invest profitably.

Contact us for more information and schedule your visit now.







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# General features

- Kitchen: Hob, Oven, Dishwasher, Exhaust
- Wood burner
- Air conditioning
- Walk-in wardrobe
- PVC frames
- Acoustic insulation
- Shower tray
- Garden
- Gym
- Garden
- Built year: 1970
- Outbuilding area (Ex. garage, etc): 195,5
- Views: Sea views, City view, Urbanization view, Marina view
- Floors: 3
- Wine cellar
- Storage / utility room
- Main drainage
- Central location
- Solar orientation: North, South
- Renovation year: 2024
- Heating
- Fireplace
- Equipped kitchen
- Heat pump
- Tilt and turn windows
- Thermal insulation
- Shower Enclosures
- Proximity: Shopping, Beach, Pharmacy, Public Transport, Schools, Playground, Restaurants, City
- Tennis Court
- Soccer field
- Thermal acoustic window frames
- Private gross area: 211,50
- Gas: Main grid
- Laundry
- Basement
- Double glazing
- Walking distance to beach
- Energetic certification: B
- Mains water
- Terrace