Dilar Seabra

Tel: 966265184

Email: dilarseabra@decisoesesolucoes.com

Preço: 695 000 €

5	4	✖	347,23 sqm	2000 sqm	✔	2011

Ref. DSFIGFGFDS34 | Figueira da Foz

Live with Elegance and Tranquility – 5 bedroom villa with 2000 m² of Private Garden in Lavos!!

Do you want a modern villa with high efficiency and comfort? Then come and visit this 5 bedroom villa in Lavos!

Located in Lavos, in a quiet area with good access, this impressive 5 bedroom villa, set in a plot of about 2000 m2, was carefully designed to offer maximum thermal and acoustic comfort, combining construction quality, functionality, energy efficiency, being perfect for those looking for space, quality of life and contact with nature.

The construction took into account quality and robustness, having a high implantation on 1-meter pillars, with an air gap around the entire house, ensuring protection against humidity and structural stability.

Also in terms of thermal and acoustic insulation, the villa was designed taking into account the best practices with 40 mm Roofmate panels on the upper and lower slabs, 40 mm projected polyurethane on the internal walls and pillars and windows in PVC with an 80 mm profile and low emissivity double glazing, with a 25 mm air gap, providing insulation and energy efficiency.

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With regard to heating and air conditioning, the house is equipped with highly efficient underfloor heating, powered by a geothermal heat pump with horizontal capture and a 300 L aerothermal heat pump, for domestic hot water.

In terms of comfort and functionality, the villa has central vacuum, alarm system for home security.

The villa has natural light and generous areas in all rooms, with five bedrooms, including a suite, all with direct access to balconies, three full bathrooms, a large living room with 60 m2, equipped with fireplace, ideal for socializing and relaxing, modern kitchen with 32 m2, equipped with island and pantry and a laundry room and interior patio.

In the garden, with 400 m2 of lawn area, we have a multifunction annex with granite oven and barbecue and a bathroom with shower. This annex already has pre-installation of water and gas in case you want to make a kitchen in the future. It also has a space for storage and DIY.

Garage with capacity for 3 cars and covered outdoor shed with space for 2 additional cars.
The rest of the land currently has a vegetable garden where you can grow your vegetables,
25 fruit trees of various species and a well with abundant water, ideal for irrigation and outdoor use.

This villa combines modern comfort with a natural environment, offering everything you need for a peaceful and quality life. An excellent option for families or those looking for an out-of-town getaway with all the amenities.

Book your visit with us!!

(translated by Google Translate)

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General features

- Kitchen: Hob, Oven, Exhaust
- Equipped kitchen
- Underfloor
- Rainwater harvesting
- PVC frames
- Simple bathtub
- Acoustic insulation
- Shower tray
- Garden
- Built year: 2011
- Outbuilding area (Ex. garage, etc): 61
- Views: Garden view, Countryside views
- Central vacuum system
- Floors: 2
- Drive way
- Security alarm
- Electric shutters
- Bread oven
- Heating
- Fitted wardrobes
- Solar panels pre installation
- Heat pump
- Thermal blinds
- Tilt and turn windows
- Thermal insulation
- Electric Sensors
- Proximity: Beach, Hospital, Pharmacy, Public Transport, Schools, Restaurants, City
- Thermal acoustic window frames
- Private gross area: 410
- Electric gates
- Water well
- Laundry
- Video entry system
- Double glazing
- Electric garage gate
- Main drainage

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- Quiet Location
- Energetic certification: A
- Mains water
- Terrace
- Parking places number: 3
- Sealed land area
- Solar orientation: South, East, West
- Balcony
- Garage