Daniel Ribeiro

Tel: 918595024

Email: danielribeiro@decisoesesolucoes.com

Preço: 97 000 €

3	1	✖	236 sqm	2230 sqm	✔

Ref. DSAMTDR144 | Baião

3 BEDROOM VILLA WITH 2,200m² OF LAND IN CAMPELO, BAIÃO

Prime location
- Peace and Practicality: Located in a serene area, just 3 minutes by car from the village of Campelo, with all essential services at your fingertips.
- Connection with the City: 45 minutes from Porto, ideal for those who want to escape the urban chaos without losing accessibility.

Functional Housing
- Basement: 4 shops (perfect for storage or workshop).
- Ground floor: Practical kitchen, spacious living room, 3 bedrooms, bathroom and hallway.
- Independent Annexes: 3 extra rooms (great for guests, office or studio).
- Own water (autonomy and sustainability).

Land of 2,200m² – Fully Usable:
- Flat and Versatile: Ideal for cultivation, leisure (pool, garden) or future expansion.
- Rustic Touches: Traditional granary and fruit trees.

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- Privileged sun exposure throughout the day.

General features

- Outbuilding area (Ex. garage, etc): 170
- Views: Countryside views
- Basement
- Quiet Location
- Mains water
- Renovation year: 1996
- Private gross area: 126
- Water well
- Storage / utility room
- Energetic certification: E
- Balcony
- Garage