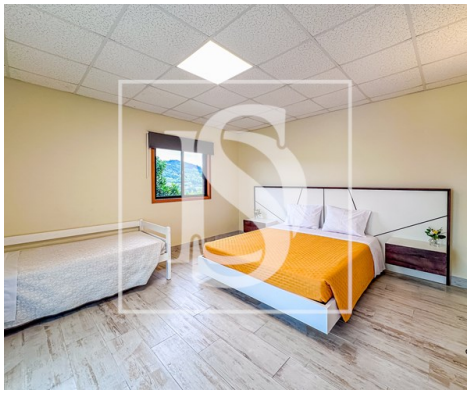
**Marta Ferraz**

**Tel:** +351911812843

**Email:** martaferraz@decisoesesolucoes.com

## Preço: 495 000 €



| 10 | 5 | ✔ | 384 sqm | 3184 sqm | ✖ | 2006 |
|---|---|---|---|---|---|---|

**Ref.** DSAMTAMTMF146 | Amarante

### House 10 Bedrooms - Water Park, Fregim

Unique Opportunity in Amarante – Dream House with Tourist and Profitable Potential!

Imagine a perfect refuge, where the tranquility of the countryside is combined with the comfort and versatility of a house designed to receive, socialize and delight. This magnificent property, with a total area of 3184m² and 452m² of gross construction area, is much more than a villa – it is an opportunity.

Consisting of 10 bedrooms, plus an independent T1, this house offers plenty of space for the whole family, visitors or to start a local accommodation project with high potential. The large kitchen, the cozy living room and the games room – where the old mill was transformed into a creative and playful space – are ideal for providing memorable moments.

Outside, there is a charming environment: fruit trees (orange, peach, cherry trees), private pool, terrace with swings perfect for children and adults, and a barbecue to enjoy every moment outdoors.

The villa is fully equipped and furnished, and also has a water hole – a real privilege.

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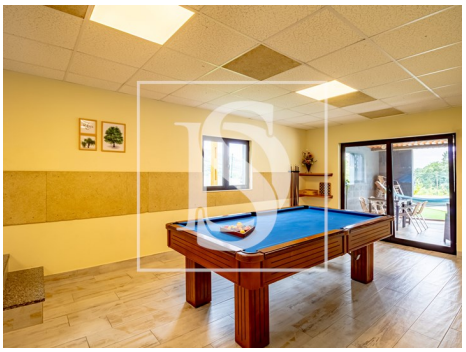
Strategic location:
Only 2 minutes from Amarante Water Park
Close to the famous trails and natural routes of Amarante
7 minutes from the city center
With cafes, restaurants, transport and all services nearby

The proximity to tourist attractions such as the water park and the trails in the region make this property an excellent investment option with strong profitability potential – whether for tourist rental, local accommodation or even a space for retreats and events.

Don't miss this rare opportunity! Book your visit and discover all that this unique property has to offer.

EAGER TO HELP YOU ACHIEVE YOUR DREAM 
Decisões & Variables, Lda
License AMI 9581



# General features

- Refrigerator
- Kitchen: Hob, Oven, Fridge, Microwave, Dishwasher, Washing machine, Exhaust
- Microwave
- Security cameras
- Fireplace

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- Furnished
- Equipped kitchen
- Garden
- Garden
- Built year: 2006
- Private gross area: 226
- Floors: 2
- Basement
- Bread oven
- Septic tank
- Quiet Location
- Parking space
- Solar orientation: North, South, East, West
- Terrace
- Aluminum Shutters
- Proximity: Golf course, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Restaurants, City
- Pool
- Outbuilding area (Ex. garage, etc): 226
- Views: City view, Pool view, Urbanization view, Mountain views, Garden view
- Drive way
- Storage / utility room
- Borehole
- Attic
- Central location
- Energetic certification: F
- Balcony