Tel: 916303541
paulopacheco@dsprivate.com

120 000 € | Ref. DSPAMARPP13 | Amarante

2	1	✖	45 sqm	241 sqm	✖	2025

If you are looking for comfort, modernity and tranquility just a few minutes from the center of Amarante, this is the ideal opportunity. Inserted in a traditional building fully rehabilitated in 2025, this T1+1 offers the perfect balance between the charm of stone and the comfort of modern finishes. - New apartment, located on the 1st floor; - Kitchen equipped with oven, hob and extractor fan; - Bright living room with direct access to a generous balcony, throughout the apartment; - Extra space (+1) ideal for office, interior bedroom, closet or storage -Laundry; - Modern finishes: floating flooring, double windows with thermal cut, rock wool insulation; - Air conditioning installed in all rooms; - Sun exposure to the south, with unobstructed mountain views; - Private parking with independent access. - The building is located in a gated community, ensuring security and privacy, ideal for both own housing and investment in rental or tourism. Located at Rua da Boavista, Fregim – Amarante Quiet area, surrounded by nature, just a few minutes from the main accesses. Come and discover...

AMI: 19099 | Rua Agostinho Gonçalves Abreu, Edifício Cristal Center nº283, Fração BC, 4600-752,

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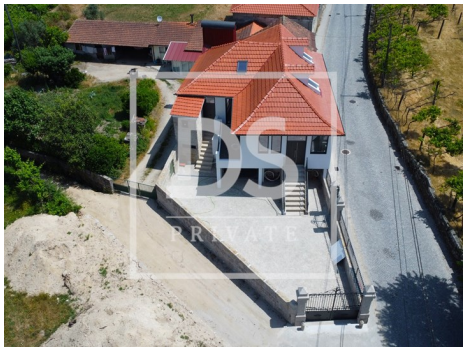

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- Heating
- Kitchen: Hob, Oven, Exhaust
- Aluminum frames
- Soccer field
- Dependent Gross Area: 10
- Laundry
- Views: Countryside views, Mountain views, Village view
- Electric gates
- Quiet Location
- Extractor Fan
- Sealed land area
- Solar orientation: South, East, West
- Balcony
- Parking places number: 1
- Air conditioning
- Thermoaccumulator
- Proximity: Mountain, Golf course, Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Gross Private Area: 50
- Built year: 2025
- Drive way
- Double glazing
- Main drainage
- Parking space
- Thermal acoustic window frames
- Energetic certification: In process
- Mains water
- Renovation year: 2025