Aníbal Soares Rodrigues

Tel: 916 748 017

Email: anibalrodrigues@decisoesesolucoes.com

Preço: 310 000 €

3	3	✖	164 sqm	1355,65 sqm	✔	2026

Ref. DSCALMS130 | Penafiel

T3 House in a Private Condominium

T3 house in a private condominium, located in the peaceful and green area of Abragão, ideal for those seeking more space, privacy, and contact with nature. With a usable area of 164 m², this property stands out for its energy efficiency (Class A+), outdoor surroundings, and ideal conditions for families or investors.

With a plot of 335 m², you can enjoy:

Private garden with excellent sun exposure

Space designated for an urban vegetable garden

Possibility to build a swimming pool

Key Features:

3 spacious bedrooms, including a suite

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3 modern bathrooms

Equipped and functional kitchen

Living room with direct access to the outdoors

Laundry and pantry

Built-in wardrobes and walk-in closet

Balcony with panoramic views

Garage and parking space

Alarm system and video intercom

Automatic garage gate

Electric blinds and security door

Pre-installation for air conditioning and solar heating

Located in a calm area, this house is perfect for those who value tranquility, comfort, and proximity to nature, while remaining within a short distance of urban centers. An excellent opportunity for primary residence or real estate investment with guaranteed appreciation.

Estimated completion: April 2026.

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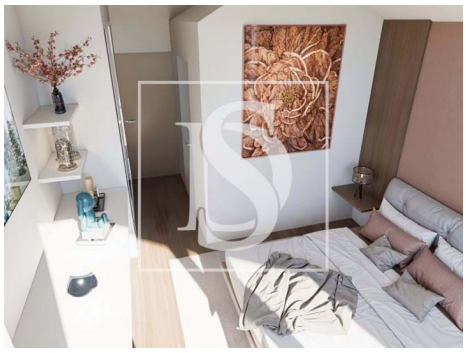

General features

- Central heating: Pre-installed, Gas
- Air conditioning pre installation
- Walk-in wardrobe
- Blinds
- Tilt and turn windows
- Shower tray
- Proximity: Mountain, City, Open field, Public Transport
- Built year: 2026
- Outbuilding area (Ex. garage, etc): 212,50
- Views: Countryside views, Mountain views, Garden view
- Gas: Main grid
- Laundry
- Conservatory
- Video entry system
- Electric shutters
- Quiet Location
- Sealed land area
- Uninterrupted views
- Solar heating
- Fitted wardrobes
- Aluminum frames
- Thermal blinds
- Thermal insulation
- Garden
- Garden
- Thermal acoustic window frames
- Private gross area: 164,33
- Electric gates
- Private condominium
- Drive way
- Storage / utility room
- Security alarm
- Electric garage gate
- Parking space
- Security door
- Energetic certification: A+

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- Mains water
- Garage
- Parking Space
- Balcony
- Parking places number: 1