Sofia Ferreira

Tel: 938661734

Email: sofiaduarteferreira@decisoesesolucoes.com

Preço: 396 000 €

3	3	✖	189 sqm	140 sqm	✔	2022

Ref. DSBCLCSF196 | Barcelos

3 bedroom villa in Quinta do Egipto

3 Bedroom Townhouse – Comfort, Efficiency and Good Location.

This villa stands out for the quality of the finishes, energy efficiency and well-distributed spaces.

Main features:
- Kitchen equipped with oven, hob, extractor fan, all from Bosch, and AEG refrigerator
- Toshiba Hori air conditioning
- Electric shutters and video intercom
- Water heating heat pump
- Double glazing with aluminium frames
- 6 solar panels (450W each), promoting greater energy efficiency
- Storage room/pantry next to the kitchen, ideal for reinforcing storage and daily functionality

Support and outdoor areas:
- Laundry room with plenty of storage
- Pleasant outdoor garden, ideal for leisure time

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•Garage

Located in a quiet urban area, with unobstructed views over the riverside area, just a few minutes from the city center and great sun exposure.

A balanced solution between comfort, efficiency and location.

General features

• Kitchen: Hob, Oven, Fridge, Dishwasher, Exhaust, Combined

• Equipped kitchen

• Heat pump

• Acoustic insulation

• Shower tray

• Proximity: Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Restaurants, City

• Built year: 2022

• Air conditioning

• Fitted wardrobes

• Aluminum frames

• Thermal insulation

• Garden

• Garden

• Thermal acoustic window frames

• Private gross area: 140

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- Outbuilding area (Ex. garage, etc): 70
- Views: River view, City view, Urbanization view, Garden view
- Laundry
- Basement
- Video entry system
- Electric shutters
- Main drainage
- Energetic certification: B-
- Balcony
- Garage
- Electric gates
- Drive way
- Storage / utility room
- Double glazing
- Electric garage gate
- Quiet Location
- Mains water
- Terrace

AMI:

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