# Carlos Carvalho

**Tel:** 919140993

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## Preço: 695 000 €

| 3 | 3 | ✔ | 156,79 sqm | 1770 sqm | ✔ | 2025 |
|---|---|---|---|---|---|---|

**Ref.** DSAVRCAC16 | Ílhavo

## Sustainability and comfort in one place — 3 + 1 bedroom villa, A+, with heated pool and garden

With a prime location in tranquil Gafanha da Encarnação, this contemporary 3+1 bedroom villa built in 2025 is the perfect balance between modern design, comfort, technology and sustainability.
Implanted in a generous plot of 1,770 m², the property is distinguished by its energy class A+, ensuring an efficient, economical and environmentally responsible experience.

The exterior invites you to enjoy the best of outdoor life: a private heated and saltwater swimming pool, surrounded by a well-kept garden with automatic irrigation, and a fully equipped lounge with barbecue and stainless steel wood oven, ideal for moments of conviviality and leisure in any season of the year.

Inside, comfort and functionality are the priority. The villa offers three large bedrooms, one of which is a suite, providing privacy and excellent storage. It also has a bright office, perfect for those who work from home, three modern bathrooms, a living and dining room with a fireplace with a fireplace, and a fully equipped kitchen, where contemporary design meets practicality.

Technological equipment takes the experience of living to a new level: photovoltaic panels with inverter and

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battery, solar thermal panels for water heating, heat pump, controlled mechanical ventilation system (VMC), central vacuum, Bosch air conditioning and alarm system with video surveillance. All designed to offer maximum comfort with minimum consumption.

The ideal solar orientation allows you to enjoy natural light and pleasant temperatures throughout the day, while the proximity to the A25, schools and local shops ensures practicality and convenience without giving up tranquility.

This villa is the perfect choice for modern families who value quality of life, outdoor space and energy efficiency, but also for those looking for a high-end holiday residence close to the beaches and Aveiro.

Experience the best that life has to offer — comfort, sustainability, and elegance in one home.

Want to know more about this property?

Carlos Carvalho
919 140 993*

Count on our 22 years of experience in the FINANCING MARKET. We take care of the entire process at no cost.
* (Call to the national mobile network)

At DS Aveiro Centro over 16 years, we have developed a unique knowledge of the market, which allows us to deliver high value results to our customers.
Based on strong values and focusing on the needs of each client, I, Carlos Carvalho, am available to accompany you in the purchase or sale of your property.

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# General features

- Refrigerator
- Kitchen: Hob, Oven, Dishwasher, Washing machine, Drying machine, Exhaust
- Heating
- Solar heating
- Air conditioning
- Washing machine
- Fitted wardrobes
- Heat pump
- Thermal blinds
- Thermal insulation
- Garden
- Garden
- Extractor Fan
- Security cameras
- Central heating: Gas
- Closed fireplace
- Equipped kitchen
- Dishwashing machine
- Laminated floor
- PVC frames
- Tilt and turn windows
- Triple Glazing
- Proximity: Beach, Schools
- Pool

**AMI:**

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- Irrigation System
- Built year: 2025
- Outbuilding area (Ex. garage, etc): 24
- Solar system
- Electric gates
- Central vacuum system
- Laundry
- Video entry system
- Double glazing
- Automatic irrigation
- Borehole
- Parking space
- Energetic certification: A+
- Balcony
- Barbecue
- Thermal acoustic window frames
- Private gross area: 194,97
- Views: Pool view, Garden view
- Gas: Main grid
- Floors: 2
- Drive way
- Security alarm
- Electric garage gate
- Bread oven
- Main drainage
- Sealed land area
- Solar orientation: South, East, West
- Garage