Antonio Girão

Tel: 961460961

Email: antoniogirao@decisoesesolucoes.com

Preço: 350 000 €

4	4	✔	199,78 sqm	590,8 sqm	✔	2010

Ref. DSFIGFFAG46 | Oliveira de Azeméis

Modern 4 Bedroom Villa with Pool in Palmaz – Oliveira de Azeméis

Are you concerned about energy efficiency without putting comfort aside?! Do you want a house in the countryside, modern, but with good access and close to services?! Then come and visit this house, which can be your home!

Located in Palmaz, this 4 bedroom villa benefits from a quiet residential environment, surrounded by nature, but with easy access to the center of Oliveira de Azeméis, schools, shops and main roads. An ideal location for those looking for quality of life without giving up urban proximity.

The villa is ideal for families who value space, privacy and a sophisticated lifestyle. Also perfect for those who want to invest in an exclusive property with high potential for appreciation.

The modern villa with a garden and swimming pool with plenty of privacy, is spread over 3 floors, all with different functions and with separate spaces, which makes the villa functional, comfortable and elegant.

On the ground floor, the house has a large entrance hall, which allows connection to the various areas of the house. On this floor we have the functional area of the house, with a kitchen with stone countertop, a

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dining room, a bedroom, a bathroom and the laundry room, where the technical area of central heating is also located. The kitchen is fully equipped.

On the first floor, we find the private area of the house, with 3 bedrooms, one of them suite and a bathroom.

In the basement, taking advantage of the slope of the land, we have a spacious living room with fireplace, which allows direct access to the pool area. On this floor we also have a changing room with shower, to support the pool and division with the technical area of the pool.

The villa also has a garage with automatic gate.

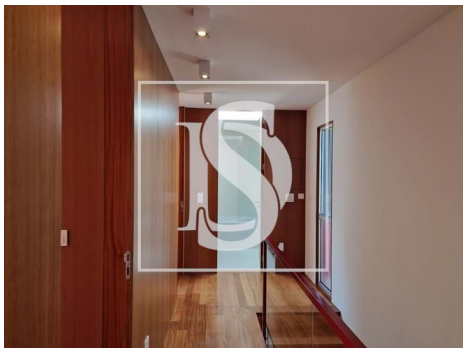
The concern with the use of sunlight and energy efficiency was one of the concerns in the design of the house. The whole house has large windows, the house has central heating in all rooms through underfloor heating, which also allows cooling, solar panels for the production of electricity, and a heat pump, which allows both heating and cooling, for the air conditioning of the whole house and heating of the sanitary water.

The Garden, with about 400 m2, is a very pleasant space, where you can enjoy a refreshing bath in the pool, or have a lunch cooked on the barbecue by the pool.

The house is about 10 minutes from Oliveira de Azeméis, 30 minutes from Aveiro and 45 minutes from Porto.

Come visit!!

(Translated by Google Translate)



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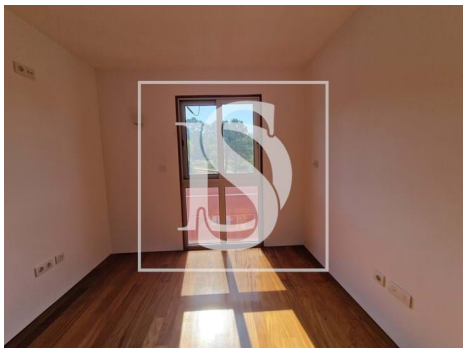

General features

- Refrigerator
- Heated towel rails
- Radiators: Electric
- Central heating: Electric
- Fitted wardrobes
- Heat pump
- Grid injection
- Shower Enclosures
- Pool
- Built year: 2010
- Outbuilding area (Ex. garage, etc): 31.36
- Solar system
- Electric gates
- Floors: 3
- Drive way
- Electric shutters
- Main drainage
- Energetic certification: B-
- Microwave
- Hydromassage cabin
- Kitchen: Hob, Oven, Fridge, Microwave, Dishwasher, Exhaust
- Fireplace
- Underfloor
- Flood detection
- Wall-hung sanitaryware
- Garden
- Barbecue
- Thermal acoustic window frames
- Private gross area: 239.28
- Views: Pool view, Garden view
- Central vacuum system
- Laundry
- Double glazing
- Electric garage gate
- Sealed land area
- Solar orientation: North, South, West

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• Mains water

• Garage

AMI:

Tel: | Email: