Luís Ferraz

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Preço: 440 000 €

3	4	✖	121,93 sqm	448,65 sqm	✔	2025

Ref. DSPAMARLAF36 | Amarante

Detached 3 bedroom villa with river view in Amarante.

With 364.67 m² of construction area, 216.67 m² of private area and a garage with 147.72 m², the villas are spread over three floors, privileging fluidity and functionality:

-Living room with a large area, fireplace, lots of natural light and with connection to the outside.

Premium kitchen with contemporary design:
- Lower furniture in oak and upper furniture in white lacquer
- Silestone Miami White Top
- Bosch equipment: oven, hob, microwave, extractor hood, dishwasher and American refrigerator
- Black taps and details, integrated lighting and minimalist aesthetics.

Master suite with en-suite bathroom and high quality finishes.

Bathrooms with selected coverings:
- La Riviera Botanical Green and Bali Almond contrasted with neutral surfaces

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

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- Hansgrohe mixers in black
- Integrated niches, screens, walnut oak furniture and white slate bases.

Bamboo flooring (or similar noble)

Electric shutters, automatic gates, clean and modern design in all rooms.

Comfort & Technology

Included in the price:
- Air conditioning (kitchen, living room, bedrooms and hallway)
- Central vacuum
- 300L heat pump

Pre-installation for:
- Radiator heating
- Solar panels

Exterior
The private patio of 278m² allows you to create:

-Garden
- Outdoor dining area
-Swimming pool
- Lounge space

The villa is exposed on all fronts, ensuring natural light throughout the day.

Location:
- Just 2 minutes from the center of Amarante, with immediate access to the A4, schools, shops, hospital, fire department, river and green areas.

Here, one lives:
-Privacy
-View
-Peace
-Comfort
-Convenience

A product with no equivalent in the market, due to its quality, location, architecture and potential for appreciation.

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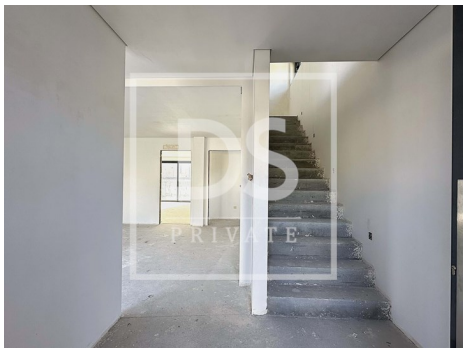

General features

- Heating
- Refrigerator
- Fitted wardrobes
- Air conditioning
- Equipped kitchen
- Solar panels pre installation
- Heat pump
- Proximity: Airport, Mountain, Golf course
- Gross Private Area: 216,95
- Built year: 2025
- Laundry
- Views: Countryside views, Mountain views, River view, City view, Village view, Urbanization view
- Dishwashing machine
- Microwave
- Fireplace
- Central vacuum system
- Walk-in wardrobe
- Kitchen: Hob, Oven, Fridge, Microwave, Dishwasher, Exhaust
- Aluminum frames
- Garden, Shopping, Hospital, Pharmacy, Schools, Public Swimming Pools, Playground, Restaurants, City, Open field
- Dependent Gross Area: 147,72
- Floors: 3
- Drive way

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- Double glazing
- Electric garage gate
- Main drainage
- Central location
- Closed fireplace
- Sealed land area
- Uninterrupted views
- Solar orientation: North, South, East, West
- Balcony
- Terrace
- Furnished
- Video entry system
- Electric shutters
- Electric gates
- Quiet Location
- Extractor Fan
- Thermal acoustic window frames
- Security door
- Energetic certification: A
- Mains water
- Access to people with mobility difficulties
- Garage