Carlos Silva

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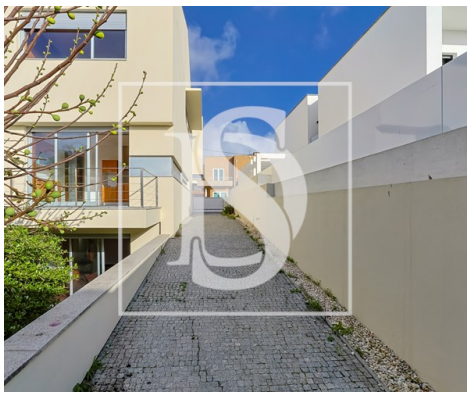
Email: carlossilva@decisoesesolucoes.com

Preço: 560 000 €



3	4	✖	228,8 sqm	369 sqm	✔	2012

Ref. DSEPSCS268 | Póvoa de Varzim

3 Bedroom Villa, Detached, with 3 floors, Double Garage and Garden

We present this 3 bedroom detached house, built in 2012, located in the prestigious Rua da Agra Nova, in a quiet and residential area of Póvoa de Varzim with excellent accessibility. Inserted in a plot of 369 m², this villa stands out for its generous areas, the excellent quality of construction and the functionality of its 3 floors (plus attic).
With 254.20 m² of gross private area and 135.20 m² of dependent gross area, it offers a set of large and bright spaces, perfect for those looking for comfort, privacy and quality of life.
Among its finishes and equipment, the Afzelia solid wood floor, the marble coating in the WC's, the electric shutters, and the central heating and hot water system through independent heat pumps stand out, ensuring energy efficiency and comfort in all seasons.

Ground floor
• Large and bright living room
• Independent kitchen, laid by the "Santos" company, in marine plywood and silestone cladding. Delivered equipped with hob and extractor hood
• Direct access from the kitchen to an outdoor terrace, ideal for al fresco dining

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• Service toilet with suspended crockery
• Entrance hall with built-in wardrobe

1st Floor
• Master suite with dressing room and full bathroom with bathtub
• Two bedrooms with built-in wardrobes
• Full bathroom with bathtub to support the rooms

Attic
• Large, versatile room ideal for a games room, office, gym or leisure area

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Basement
• Multifunctional room with direct access to outdoor patio
•Laundry
• Full bathroom with shower base
• Bedroom/office
•Pantry

Exterior
• Enclosed garage for 2 cars
• Individual garden with trees and excellent potential for leisure area

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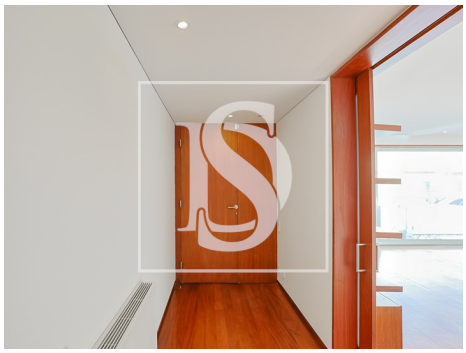
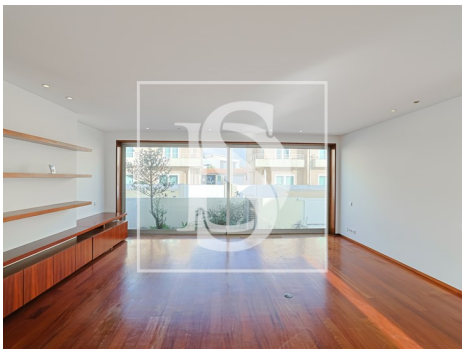
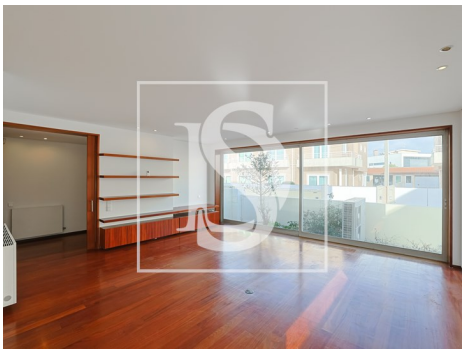
Key Points
• Detached house — greater privacy and tranquility
• Central heating + water by independent heat pumps
• Electric blinds
• Afzelia solid wood
• Large, well-distributed rooms
• Quality residential area

Schedule your visit.







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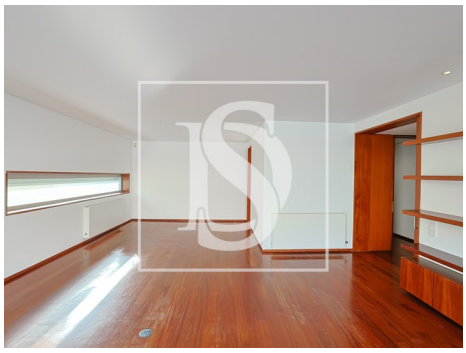

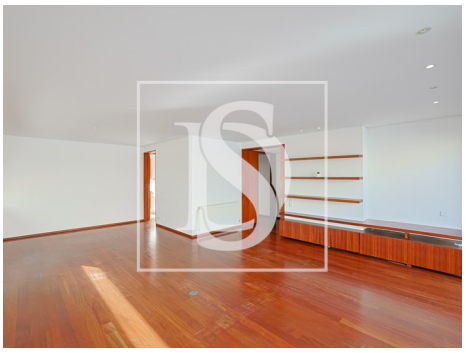

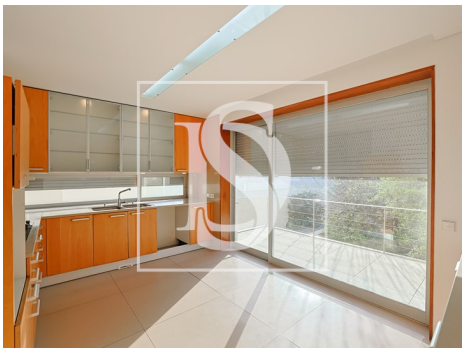

General features

- Radiators: Electric
- Central heating: Electric
- Built year: 2012
- Outbuilding area (Ex. garage, etc): 135,20
- Views: City view, Urbanization view, Garden view
- Electric shutters
- Energetic certification: B
- Kitchen: Hob, Exhaust
- Heat pump
- Thermal acoustic window frames
- Private gross area: 254,20
- Double glazing
- Electric garage gate
- Garage