Carlos Silva

Tel: 965505697

Email: carlossilva@decisoesesolucoes.com

Preço: 500 000 €

4	3	✖	181 sqm	370 sqm	✔	2010

Ref. DSEPSCS274 | Esposende

4 Bedroom Villa with Pool, Sea Views and Excellent Sun Exposure – Marinhas, Esposende

We present this magnificent 4 bedroom villa, built in 2010, located in Rua de São Miguel, Marinhas (Esposende). Inserted in a plot of 370m², it stands out for its large areas, quality of construction, sea views and an outdoor space with swimming pool.

The villa is in excellent condition and has diesel central heating, central vacuum and great East/West exposure, ensuring light throughout the day.

 Main features
• Typology T4
• 2 habitable floors + basement (storage and equipment area)
• Gross construction area: 233.55 m²
• Gross private area: 206.90 m²
• Gross floor area: 26.65 m²
• Year: 2010
• Excellent sun exposure

AMI: 15052 | Rua D. Pedro Cunha, 1, Esposende, 4740-304, Esposende

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• Sea view in two bedrooms
• Outdoor swimming pool
• Central heating and central vacuum

 Property Distribution
Ground Floor
• Closed garage for 1 car + storage + covered parking in the porch area
• Social area with bar and pantry for laundry
• Barbecue with direct connection to the outside and swimming pool
• Kitchen equipped with BOSCH appliances
• Kitchen with dining room in connection to the outside
• Large and bright living room
• Entrance hall with wardrobe
• Service toilet

1st Floor
• Bedroom hall with wardrobe/storage
• 4 bedrooms, one of which is a suite, all with built-in wardrobes and balconies
• Suite with whirlpool bath and shower tray
• 1 bedroom with walk-in closet
• 1 full bathroom with whirlpool bath to support the 3 bedrooms

Basement
• Storage area
• Pool equipment

 Why is this villa special?

Because it offers comfort, privacy, luminosity and unique views, combined with a perfect outdoor space for families who value quality of life.

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General features

- Radiators: Diesel
- Equipped kitchen
- Thermal acoustic window frames
- Private gross area: 206
- Bar
- Laundry
- Storage / utility room
- Electric garage gate
- Hydrotherapy Bath
- Balcony
- Central heating: Diesel
- Built year: 2010
- Outbuilding area (Ex. garage, etc): 76
- Views: City view, Pool view, Garden view
- Central vacuum system
- Drive way
- Electric shutters
- Quiet Location
- Energetic certification: C
- Garage