João Magalhães

Tel: +351918416704

Email: joaomagalhaes@decisoesesolucoes.com

Preço: 268 000 €

4	2	✖	116,03 sqm	4300 sqm	✔	1986

Ref. 20251154JM | Amarante

4-Bedroom House in Gondar, Amarante

4-Bedroom House in Gondar, Amarante | Ready to Move In.

Two-story 4-bedroom house. Location: Parish of Gondar, Municipality of Amarante.

The property is ready to move into.

Distribution and Comfort
Ground Floor: Kitchen, Living Room, Office, Service Bathroom, Storage Room.

1st Floor: Four Bedrooms, Full Bathroom.

Comfort: Central heating system installed throughout the house, using radiators in all rooms.

Exterior: Enclosed Garage, Garden and Terrace.

Dimensions and Areas

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Street Area: 1,800 m²
Gross Construction Area: 260 m²
Usable Area: 116.03 m²

Independent Rustic Plots
1. Rustic plot with 800 m²
2. Rustic plot of land with 1700 m²

These plots, completely separate from the house, allow for various agricultural or leisure uses, guaranteeing more space and privacy.

Accessibility
A4: 5 minutes.
Amarante: 12 minutes.
Porto: 53 minutes.
Vila Real: 30 minutes.

Nearby and Leisure
Azenhas Trail: 8.8 km.

N. S. do Vau Trail: 9.8 km.

Marão Rural Museum: 13.2 km.

The location guarantees immediate convenience, with easy access to several renowned food establishments:
Varanda da Serra Restaurant: 350 meters
Casa Peixoto Restaurant: 300 meters
O Pinheiro Restaurant: 80 meters

Energy Certification: E
Year Built: 1986

For more details or to schedule your visit, please contact:

João Magalhães - DS
918 416 704 (national mobile network call)
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More than just selling real estate, I make dreams come true.

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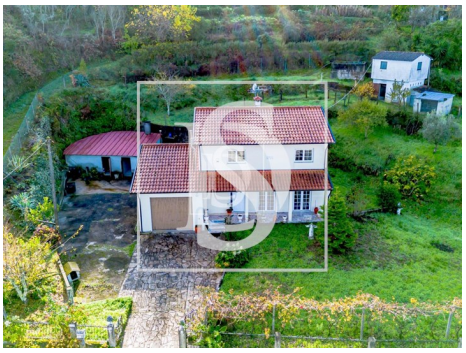

General features

- Exterior parking nº: 2
- Built year: 1986
- Energetic certification: E
- Dining room: 0.00
- Balcony (m2): 0.00
- Drive way
- Garage
- Kitchen: 0.00

AMI:

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