Tel: +351934662500
manuelpires@dsprivate.com

850 000 € | Ref. DSPBRAGAMP130 | Vila Verde

3	3	✔	180 sqm	1293 sqm	✔	2024

Description (EN): Detached 3-bedroom villa on a 1,208 m² plot, offering 200 m² of living area plus 80 m² of additional space (annexes and garage for 5 cars). Featuring one suite, three bathrooms, a private pool, garden, and fruit trees, this property delivers the perfect balance between nature and comfort. Located in a quiet area near the Cávado cycling path and Ponte do Bico, it is ideal for local accommodation (short-term rental), family retreats, or extended stays. Close to Peneda-Gerês National Park, Esposende, and Viana do Castelo. A great investment opportunity in northern Portugal — a region with strong tourism growth and real estate appreciation. Key features: Living area: 200 m² Additional area: 80 m² Plot: 1,208 m² 3 Bedrooms (1 en suite) 3 Bathrooms Outdoor pool Garage for 5 cars Garden and fruit trees Peaceful setting close to nature.

AMI:

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- Heating
- DVD
- Dishwashing machine
- Microwave
- Wood burner
- Central vacuum system
- Equipped kitchen
- Safe
- Gas central heating
- Home automation pre installation
- Solar panels pre installation
- Kitchen: Hob, Oven, Fridge, Freezer, Microwave, Dishwasher, Washing machine, Drying machine,
- TV
- Washing machine
- Refrigerator
- Under floor heating
- Fitted wardrobes
- Heated towel rails
- Walk-in wardrobe
- Underfloor
- Ambient music
- Alarm pre installation
- Radiators: Gas
- Security cameras, Combined

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Exhaust, Water heater, Water boiler

- Laminated floor
- Blinds
- Thermal blinds
- Solar Pool Purifiers
- Tilt and turn windows
- Pool
- Garden, Restaurants, City, Open field
- Gross Private Area: 282
- Built year: 2024
- Floors: 2
- Drive way
- Solar system
- Views: Countryside views, Pool view, Village view, River view
- Security alarm
- Electric shutters
- Electric gates
- Pantry
- Gym
- Parking space
- Thermal acoustic window frames
- Sealed land area
- Hydromassage cabin
- Uninterrupted views
- Solar orientation: North, South, East, West
- Balcony
- Renovation year: 2024
- Intrusion detection
- Blackout blinds
- Aluminum Shutters
- Triple Glazing
- Central Heating: Pre-installation
- Proximity: Airport, Golf course
- Garden, Schools
- Dependent Gross Area: 80
- Duplex
- Laundry
- Conservatory
- Storage / utility room
- Video entry system
- Double glazing
- Electric garage gate
- Automatic irrigation
- Quiet Location
- Central music system
- Extractor Fan
- Barbecue
- Domotics
- Security door
- Energetic certification: A
- Mains water
- Gas: Main grid
- Access to people with mobility difficulties
- Terrace
- Furnished

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- Rental licence
- Garage
- Parking places number: 6