Nelson Favas

Tel: 924071082

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Preço: 342 000 €

3	2	✖	109 sqm	0 sqm	✖	1996

Ref. DSBRRF114 | Barreiro

3 bedroom apartment in Alto do Seixalinho – Barreiro | 109 m² | Excellent location

Welcome to DS BARREIRO FIDALGUINHOS | PROPERTIES THAT MARK®, where we turn dreams into safe decisions.

With more than 16 years of experience in the areas of Real Estate Mediation, Credit Intermediation and Insurance Mediation, we guarantee a close, transparent and results-oriented follow-up. We act with rigor, ethics and dedication in all phases of the process.

 Property Presentation
We present this 3 bedroom apartment, located in Alto do Seixalinho, Barreiro, one of the most sought after areas for its centrality and proximity to everything that really matters.

Inserted in a 7-storey building, this property has a generous area of about 109 m², offering large, well-distributed spaces with excellent potential for appreciation.

Its strategic location allows immediate access to schools, commerce, transport, hospital and main highways, making it ideal for families or investment.

AMI: 17848 | Rua S.I.R.B. "Os Penicheiros" 5A, 2835-319 Barreiro, Barreiro

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 Internal Features

 Living and Dining Room
Large living room, with excellent size, allowing you to create different environments in a comfortable and functional way.

 Kitchen
Spacious kitchen, with dining area and connection to the sunroom, providing greater practicality in everyday life.

 Rooms (3)
Three bedrooms with good areas, all with natural light, ideal for family, office or multifunctional space.

 Bathrooms (2)
Two sanitary facilities, ensuring comfort and functionality for the whole family.

 Hall and Corridor
Wide circulation area, with excellent organization of spaces.

 Canopie / Laundry
Additional enclosed space, ideal for laundry and storage.

 Collection
Additional space on the ground floor, ideal for storage.

 Other characteristics

 Good sun exposure (North/South orientation)
 Property inserted in an organized condominium building (33€ monthly)
 Functional typology with good separation between social and private zone
 Potential for modernization and enhancement

 Location – Alto do Seixalinho, Barreiro

 Together with schools and services
 Near the hospital
 Local shops and supermarkets
 Public transport
 Quick access to the main roads and the center of Barreiro

A practical, central location with high demand.

 Trade Conclusion
This T3 brings together three essential factors in today's market:
location, area and potential.

A solid opportunity for those looking for space to live comfortably or invest safely in a consolidated area.

 Technical Information

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Typology: T3
Gross Private Area: 109.92 m²
Approximate useful area: 99 m²
Year of construction: 1996
Energy Certificate: Class D

Floor: 1st Floor
Building: 7 floors
 Sale Price: 342.000€

 Schedule your visit now.
This may be the property that will mark your next stage.

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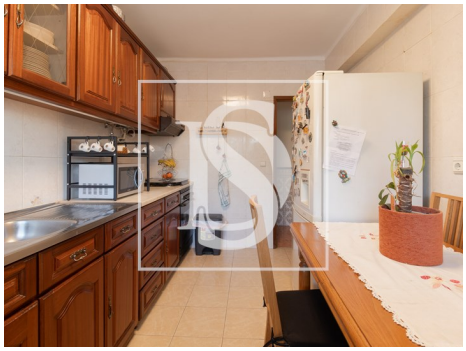
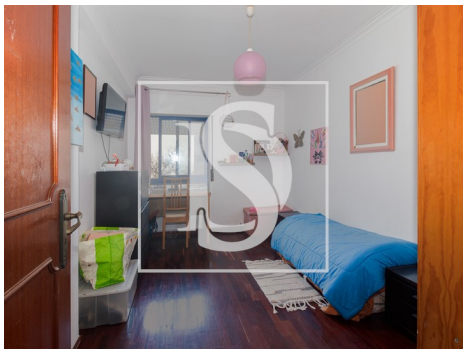
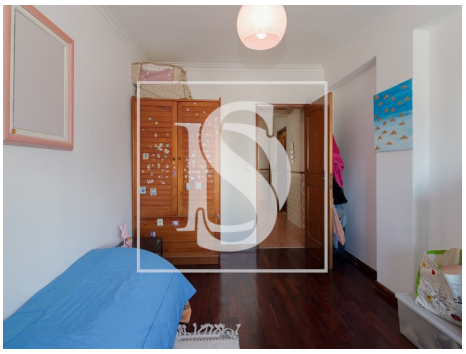
Lic. AMI 17848 | ICV 7232 | Nelson Alves Favas, Unip. Lda



General features

- Kitchen: Hob, Oven, Exhaust
- Fitted wardrobes
- Furnished
- Aluminum frames

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- Blinds
- Window
- Outbuilding area (Ex. garage, etc): 2
- Views: City view, Urbanization view
- Floors: 1
- Double glazing
- Main drainage
- Mains water
- Simple bathtub
- Built year: 1996
- Private gross area: 110
- Gas: Main grid
- Storage / utility room
- Pantry
- Energetic certification: D