



## 3 Bedroom Villa with Garden for Sale next to the City Park



### Agenten-Info

Name:	Rui Dias
Name der Firma:	Comprarcasa Porto
Firma:	Paranhos
Land:	Portugal
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	English, Portuguese
Webseite:	<a href="https://www.comprarcas.a.pt/portoparanhos">https://www.comprarcas.a.pt/portoparanhos</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 695,000

### Standort

Land:	Portugal
Staat/Region/Provinz:	Porto
Stadt:	Porto
Veröffentlicht:	16.05.2024
Beschreibung:	

We present this magnificent villa with contemporary lines, located in the prestigious area of Parque da Cidade, next to Vilarinha. This property is the perfect balance between modern design and functionality, providing a unique and comfortable lifestyle for your family.

Upon entering the ground floor, we are greeted by a large and bright common room, which offers the perfect space for moments of conviviality and relaxation. The modern and fully equipped kitchen, ideal for those who appreciate the art of cooking. Both the kitchen and the living room have direct access to the beautiful garden that surrounds the sides and back of the villa, creating a quiet and private environment, ideal for enjoying moments outdoors. Also on this floor, we find a service bathroom, practical and convenient for visitors.

On the upper floor, the villa has three spacious bedrooms, ensuring comfort and privacy, and a full bathroom. The hall of the bedrooms gives access to a staircase that leads to the attic, an intelligently used area, ideal for a rest and reading area, with storage space and abundant natural light, providing a welcoming and functional environment.



This villa is equipped with double glazed frames, ensuring excellent thermal and acoustic insulation, and central heating, ensuring maximum comfort in all seasons.

The annexes at the rear of this villa contain a laundry room and storage room, as well as a terrace to enjoy sunny days. Below the threshold level, we find a closed garage for two cars, offering security and convenience.

The location of this villa is simply ideal, with public transport at the doorstep, private schools and colleges, and proximity to some of the most important points of the city. Just a few meters from the City Park and the beach, it is the perfect place for walks, picnics and various outdoor activities. Avenida da Boavista, with its services, shops and restaurants, and the (almost) MetroBus is also within walking distance, as is the Circunvalação, which facilitates quick access to other areas of the city.

Don't miss the opportunity to live in this unique villa, where every detail was designed to provide an environment of refinement and functionality. Schedule your visit now and discover your future home!

Buy House Porto Paranhos  
"Where Stories End Well."

## Mission

Our mission is to provide a high quality service, security and transparency in the real estate area, having our client as our main asset. It is intended to be with people to help make their dreams come true, having our time and tools. We work as a team to achieve the goals of each client, we share information and we are constantly innovating. We collaborate internally and externally in order to achieve the best results.

## Values

The quality of our services is directly linked to the transparency and commitment we place in each person. We are available for His success. We dedicate our time to creating bonds and relationships of trust. This is our DNA.

Want to buy, sell, rent or invest in a property in Porto, Portugal? Contact us!

We work with the national and international market.

APEMIP: 6412 AMI: 21325

## Office Hours:

Monday to Friday - 9:30 am to 7 pm Saturday - 10 am to 1 pm.

#ComprarCasa #Porto #Paranhos #Portugal - REF: 395/M/00181

Neu: Nein

Gebaut: 1978

## Allgemein

Schlafzimmer: 3

Badezimmer: 2



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Fertige m <sup>2</sup> :	154 m <sup>2</sup>
Grundstücksgröße:	155 m <sup>2</sup>

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der virtuellen Tour: <https://virtual-tour360.com/realestate/00280/view.html>

## Kontaktinformation

IMLIX ID: 395/M/00181

