



## Fantastic 3-storey villa with land and annex in the center of the village of Avelar!



### Agenten-Info

Name:	Tiago Simões
Name der Firma:	ComprarCasa Coimbra
Land:	Portugal
Erfahrung seit:	2004
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+351 (916) 993-345
Sprachen:	English, Portuguese
Webseite:	<a href="https://www.comprarcas.a.pt/coimbracentro">https://www.comprarcas.a.pt/coimbracentro</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 190,000

#### Standort

Land:	Portugal
Staat/Region/Provinz:	Leiria
Stadt:	Ansiao
Veröffentlicht:	13.08.2024

#### Beschreibung:

Excellent 3-storey villa located on a plot of 750m<sup>2</sup>, in the center of the village.

On the ground floor we have a room with approximately 116 square meters. With a large area, independent entrance, used at this very moment as a storage area, but which can easily be transformed into an apartment to monetize or a garage area.

Accessing the first one through the exterior stairwell, we have:

Kitchen with fireplace;

Living room;

3 bedrooms;

Complete toilet;

Dispensation

Through the pantry, access is made to the attic, the attic has a good ceiling height and has a room that can be used as a bedroom.

The annex is transformed into a T2 and is currently rented. It consists of:

Living room with fireplace;



Two bedrooms

Toilet

Above the annex we have a large attic with independent entrance.

There is also a plot of land next to the villa, with the possibility of building a swimming pool.

For those in need of medical attention, the Nossa Senhora da Guia Foundation Hospital is just a 3-minute walk away, ensuring tranquility and quick access to health services. In addition, nature lovers can explore the Nossa Senhora da Guia Foundation Park, a beautiful leisure park just 4 minutes away, or take a 5-minute stroll to the serene Costa Rego Square.

Education is also within reach, with the Technological and Professional School of Sicó located just 7 minutes away, offering a private school environment for students between the ages of 15 and 17. For the younger ones, the Nossa Senhora da Guia Foundation's Children's Wellness Centre is just a 9-minute walk away, providing a welcoming environment for pre-school children.

When it comes to daily necessities, Auchan supermarket is conveniently located within a 12-minute walk, offering a variety of shopping options for your convenience.

With an ideal mix of healthcare, nature, education and shopping within walking distance, this location offers a peaceful and vibrant lifestyle for residents and visitors alike. Don't miss the opportunity to make this property your new home. Schedule your visit now!

The information on this website is merely indicative and does not have a contractual nature. It may, for technical, commercial or legal reasons, be subject to change without prior notice.

Compracasa is a Real Estate Network made up exclusively of members of APEMIP (Association of Real Estate Professionals and Companies of Portugal), a guarantee of professionalism and protection of the rights of consumers and users.

APEMIP occupies today a prominent position in the national real estate market, both for its continuous commitment to the affirmation of the role of the real estate agent professional in our society, and for the conquest of a greater share in the real estate transaction market, in line with the motto Strengthen Mediation, Boost the Economy and Serve Consumers.

For its part, UCI (União de Créditos Imobiliários) is a Financial Institution specialized in granting housing loans to individuals through real estate professionals. UCI is the result of a joint venture between two of the largest financial groups in Europe: the Santander Group, the BNP Paribas Group. From this union arises the commitment to help develop the real estate sector, putting at your fingertips the best tools that make it possible to enhance the real estate business.

In this sense, it is perfectly logical that these two reference entities in the real estate sector (APEMIP and UCI) have, in June 2004, signed a collaboration agreement giving rise to Comprarcasa Rede Imobiliária da Apemip.

Comprarcasa began its commercial activity in August 2004 based on the mission of Being the Largest



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and Best National Real Estate Network, offering multiple services to real estate agents, based on the concept of common brand, enabling and enhancing synergies that become added values for the market, namely for you who intend to sell, buy, rent or transfer a certain property.

## Quality Policy ComprarCasa Coimbra

ComprarCasa Coimbra is committed to providing an excellent service to the various stakeholders in the real estate sector, providing the best tools that make it possible to enhance the real estate business. This business concept, although original, has traditional values in its genesis:

Professionalism; Effort; Capacity and Competence.

The policy adopted by ComprarCasa Coimbra consists of working, under an economical, effective and dynamic Quality Management System, documented and regularly verified to continuously improve its adequacy and effectiveness, systematically renewing itself with a view to the continuous improvement of the company's performance, thus ensuring the adjustment to the needs of internal and external customers, enabling it to achieve the objective of offering the customer a service of quality and value Added.

The quality policy of the ComprarCasa Network provides a reference framework by establishing and periodically reviewing the objectives of the Network and by ensuring compliance with the requirements of the standard, Legislation, Regulation, Quality System implemented and other requirements applicable to the activity.

ComprarCasa Coimbra. The best way to find the ideal home. - REF: 385/M/00738

Neu: Nein

### **Allgemein**

Schlafzimmer: 5  
Badezimmer: 1  
Grundstücksgröße: 750 m<sup>2</sup>

### **Mietbedingungen**

Verfügbar ab:

### **Kontaktinformation**

IMLIX ID: 385/M/00738



IMLIX

**IMLIX Immobilienmarkt**

<https://www.imlix.com/de/>

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