



## Building for investment in a strategic position.



### Στοιχεία μεσίτη

|                   |   |
|-------------------|---|
| Όνομα:            | Nuno Vicente  |
| Όνομα εταιρείας:  | Portas do Sol e da Lua  |
| Χώρα:             | Portugal  |
| Experience since: |   |
| Τύπος υπηρεσίας:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
| Τηλέφωνο:         | +351 (243) 370-077  |
| Languages:        | English, Portuguese   |
| Site:             | <a href="https://www.portasdosol.edalua.pt">https://www.portasdosol.edalua.pt</a> |

### Στοιχεία καταχώρησης

|              |             |
|--------------|-------------|
| Ακίνητο για: | Πώληση      |
| Τιμή:        | EUR 690,000 |

### Τοποθεσία

|                        |            |
|------------------------|------------|
| Χώρα:                  | Portugal   |
| Νομός/Περιοχή/Επαρχία: | Santarém   |
| Πόλη:                  | Santarém   |
| Δημοσιεύθηκε:          | 30/09/2024 |

### Περιγραφή:

Residential and commercial building renovated in 2024 with 2 matrix registrations and multiple possibilities for profitability :

- Residential area on the 1st floor with 2 independent accesses by stairs (front and back) and 7 rooms with air conditioning and the possibility of easily dividing into 2 apartments with independent entrances. Attic (72 m<sup>2</sup>) with interior access characterized by its size and height with possible extension of the living area. Stucco ornaments, historic doors, stair railings and exemplarily preserved old pavements. Outside a top terrace (62 m<sup>2</sup>) with support house (12 m<sup>2</sup>), bathroom and pergola, balcony (15 m<sup>2</sup>) at the back and interior patio (136 m<sup>2</sup>) with leisure area and parking spaces.
- Commercial area with 2 shops for commerce and services currently interconnected, but easily separated. A shop with 116 m<sup>2</sup>, bathroom and 2 storage rooms (32m<sup>2</sup> and 9 m<sup>2</sup>) and another shop with 51 m<sup>2</sup>, bathroom and office storage room (13 m<sup>2</sup>).

The facades and the entire courtyard have been completely renovated.

The location next to the National Road and at one of the main entrances to the city make this property extremely attractive.

Unique opportunity for investors looking for a safe and lasting investment, while acquiring quality properties in a strategic location.



- REF: 1908

|            |          |
|------------|----------|
| Νέος:      | Όχι      |
| Κατάσταση: | Reformed |

## Κοινά

|                                  |         |
|----------------------------------|---------|
| Κρεβατοκάμαρες:                  | 6       |
| Μπάνια:                          | 3       |
| Τελειωμένα τετραγωνικά<br>πόδια: | 262 τ.μ |
| Μέγεθος αυλής:                   | 446 τ.μ |

## Lease terms

Date Available:

## Contact information

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|-----------|------|
| IMLIX ID: | 1908 |
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