



## Villa/House for Sale in Setúbal



### Info Agente

Nombre:	Equipa JPVA
Nombre empresa:	João Passos & Vítor Andrade
País:	Portugal
Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments
Teléfono:	
Languages:	Portuguese
Sitio web:	

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 350,000

### Ubicación

País:	Portugal
Estado/Región/Provincia:	Distrito de Setúbal
Ciudad:	Setúbal
Dirección:	Setúbal (São Sebastião)
Publicado:	26/09/2024

### Descripción:

We present an excellent building located in Setúbal, a city renowned for its natural beauty and quality of life, with easy access to all essential services. This property represents a unique opportunity both for investors in search of profitability and for those who wish to turn it into a home.

### Property features:

Two one-bedroom apartments: Each with independent entrances, recently renovated.

Attic: Currently unused, with potential for conversion into a third floor.

Total Floors: 3

Local Accommodation Licenses: Both apartments have independent licenses and are rented out on monthly contracts, which can be terminated or not.

### Investment Potential:

This property offers several possibilities:

**Immediate Profitability:** With the apartments already rented, the new owner can choose to maintain the contracts and start making a profit from day one.

**Transformation:** Potential to convert the building into a spacious family home.



Expansion: Use of the attic to create more living space, increasing the usable area of the second apartment.

**Location:**

Setúbal is a vibrant city, famous for its stunning beaches, such as Praia da Figueirinha and Praia de Galápos, and for the Arrábida Natural Park. The property's location offers proximity to

Public Transport: Various transportation options make it easy to get around.

Commerce and Services: Supermarkets, stores, restaurants and cafés nearby.

Education and Health: Schools, hospital and clinics nearby.

Culture and Leisure: Close to the historic center and various leisure areas.

**Highlights:**

Guaranteed income: With leases already in place.

Flexibility: Various options for use and expansion.

Premium Location: Setúbal is a growing city with an excellent quality of life and increasing real estate value.

**Visits and Contact:**

For more information or to schedule a visit, please contact us.

We share with all AMI-licensed real estate agencies, without exception, on a 50 50 basis.

- REF: KWPT-006065

Fabricado: 1951

**Común**

Dormitorios: 2

Baños: 2

Pies cuadrados terminados: 66 m2

**Lease terms**

Date Available:

**Contact information**

IMLIX ID: KWPT-006065

