



## Renovated 2 bedroom villa on the ground floor with outdoor space



### Info Agente

|                   |                    |
|-------------------|--------------------|
| Nombre:           | António Pereira    |
| Nombre empresa:   | ITHLUX             |
| 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 95,000 |

### Ubicación

|                          |            |
|--------------------------|------------|
| País:                    | Portugal   |
| Estado/Región/Provincia: | Portalegre |
| Ciudad:                  | Elvas      |
| Publicado:               | 11/12/2024 |

### Descripción:

Welcome to the charming villa in Elvas, where the modern and the historical merge harmoniously. This renovated property, situated in a central location, offers the perfect balance of convenience and tranquility.

With two cozy bedrooms and an elegant bathroom, this villa offers a generous area of 74.5 m<sup>2</sup> and is set on a plot of 100 m<sup>2</sup>, ensuring more than enough space to enjoy moments of relaxation with the family. The air conditioning and fireplace make this space cozy and comfortable all year round.

Its location couldn't be better: just a few steps away is Farmácia Costa, a well-equipped pharmacy on Rua dos Lusíadas. A 5-minute walk away is Meu Super - Elvas, a convenient grocery store on Avenida da Europa, offering all the essentials for your daily needs.

Explore further and discover the educational opportunities, with two public schools just 13 minutes away. Elvas Elementary School No. 2 is just a 9-minute walk away, while Boa Fé Elementary School awaits a short 13-minute walk.

Enjoy the easy life in Elvas, where all the necessities are at your fingertips.



Grab the opportunity to own this charming and cosy villa now, which offers the best in comfort, location and convenience.

Why invest and live in Portugal?

- 7th. Safest country in the world Global Peace Index 2023;
- One of the best motorway networks in the world;
- Portugal considered the best tourist destination in Europe in 2022, for the 5th. time in the last 6 years (WTA);
- Lisbon the best Metropolitan Seaside destination in the world in 2022 (WTA);
- Madeira Island, the best island destination in the world in 2022 (WTA);
- Algarve having a hotel unit elected with the award for Best Lifestyle Resort 2022 (WTA);
- Porto elected as the best City destination in the world in 2022 (WTA)
- Average temperature at 12 noon, in summer: 25° C and in winter: 16° C;
- Considered the 7th. Best country in the world in quality of life 2022 (InterNations);
- Portugal is 4th. Best country in the world where expats feel most at home in 2022 (Internations);
- Mediterranean Diet, classified as a World Heritage Site by Unesco;
- The best fish in the world, according to Ferran Adriá, Chef "El Bulli";
- It has 1 of the 25 most beautiful beaches in the world Tripadvisor 2022;
- It has 3 Portuguese wines among the 12 best in the world in 2022 (Forbes);
- Hospitality of the Portuguese people considered the best in the world 2018 (Internations).

Contact us for more information and or to schedule your visit!

Come and meet and fall in love with the charm of Elvas. - REF: ITH3194

Nuevo: No  
Condición: Reformed

### **Común**

Dormitorios: 2  
Baños: 1  
Pies cuadrados terminados: 74,5 m2  
Tamaño del lote: 100 m2

### **Lease terms**

Date Available:

### **Información adicional**

Virtual tour URL: <https://nodalview.com/s/2hC2iG-NnEJvBwIGxlmAXQ>

### **Contact information**

IMLIX ID: ITH3194



IMLIX

**IMLIX Mercado Inmobiliario**

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

---

