



## 2-bedroom Aptm. = sunlight, warm, great views



### Info Agente

|                 |                             |
|-----------------|-----------------------------|
| Nombre:         | Gil Ribeiro                 |
| Nombre empresa: | [particular]                |
| País:           | Portugal                    |
| Teléfono:       | +351 (91) 687-3885          |
| Languages:      | English, French, Portuguese |
| Sitio web:      |                             |

### Detalles del anuncio

|                 |             |
|-----------------|-------------|
| Propiedad para: | Venta       |
| Precio:         | EUR 249,900 |

### Ubicación

|                          |            |
|--------------------------|------------|
| País:                    | Portugal   |
| Estado/Región/Provincia: | Braga      |
| Ciudad:                  | Braga      |
| Dirección:               | Maximinos  |
| Código postal:           | 4705-279   |
| Publicado:               | 07/02/2025 |

### Descripción:

Two-bedroom apartment: large, with excellent views, unobstructed views from all rooms, with sun exposure (south facing) and very quiet.

With parking space/garage (can be closed).

It is an apartment with excellent thermal and acoustic insulation, silent, with great overall thermal regulation (very warm during winter, very cool during summer).

It overlooks the Este River and you can hear the rushing water and all the nature surrounding the river (birds and natural wildlife). It also has views of Bom Jesus, Sameiro and Monte Picoto, Monte de Sta. Marta and the entire mountain range surrounding the city of Braga.

It is next to Ecovia (pedestrian path) and 10 minutes from the city center.

There are supermarkets, restaurants, gyms, pharmacies, medical clinics, pet shops and banks in the region (1min), it is very well served by Braga's public transport network in the vicinity.

|            |           |
|------------|-----------|
| Nuevo:     | No        |
| Condición: | Very Good |
| Fabricado: | 1996      |
| Renovated: | 2007      |
| Tenanted:  | No        |

### Común

|              |   |
|--------------|---|
| Dormitorios: | 2 |
|--------------|---|



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Baños: 1  
Pies cuadrados terminados: 110 m2  
Garage sq. ft.: 10 m2  
Floor Number: 8

### Room details

Total rooms: 2  
Rooms: Family room  
Appliances: Range / Oven  
Indoor Features: Intercom system, Security system, Fitted kitchen,  
Cable ready  
Floor Covering: Hardwood, Tile  
Basement: Partially finished

### Utility details

Heating: No

### Building details

Parking: Sí  
Number of Off Road Parking: 1  
Number of Garages: 1  
Total Number of Parking Spaces: 1  
Building Amenities: Elevator, Fitness center, Gated entry, Near transportation  
Exterior: Cement / Concrete, Composition  
Outdoor Amenities: Balcony/patio  
Número de plantas: 1  
Roof: Other  
View: City, Mountain, Park, Territorial, Water  
Orientation: S

### Lease terms

Date Available:

### Contact information

Teléfono: +351 (91) 687-3885  
IMLIX ID: IX6.651.321



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