



## Morada V7 de charme, para venda, Aveiro

### اطلاعات مشاور املاک

نام: ArKadia

نام شرکت:

کشور: United Kingdom

تلفن ثابت:

Languages: Dutch, English, French,

German, Italian, Polish,

Portuguese, Romanian,

Russian, Spanish,

Swedish



### توضیحات آگهی

آگهی برای:

فروش  
EUR 1,350,000

قیمت:

### اطلاعات مکانی

کشور:

Portugal

استان:

Aveiro

شهر:

Esgueira

تاریخ آگهی:

2024/05/28

توضیحات:

<p>A magnificent <strong>property dating back a century</strong> that exudes <strong>elegance, charm, and history</strong>, and is situated in the picturesque Aveiro town of Esgueira.</p>

<p>This <strong>listed</strong> property dates back to 1929 and has been <strong>completely renovated and remodeled</strong>, maintaining its original design, providing a unique opportunity to live in a <strong>house full of history and refinement</strong>.</p>

<p>The <strong>three-story villa</strong> is situated on a 1,250-square-meter plot and features an <strong>expansive garden adorned with leafy trees</strong>, providing an ideal setting for outdoor relaxation. In addition to covered parking for four vehicles, this area features a <strong>swimming pool</strong>, <strong>barbecue area</strong>, <strong>covered outdoor kitchen</strong> and annexe space that is utilised for storage and wine cellar. In addition, the residence is outfitted with solar and photovoltaic panels to optimise energy usage.<br /><br />

On the first floor there is a very large hall, characteristic of the period, which connects to the &nbsp;<strong>common dining and living room with fireplace</strong>, the &nbsp;<strong>fully equipped kitchen</strong>, as well as a &nbsp;<strong>rawing room</strong>, an &nbsp;<strong>en suite &nbsp;bedroom</strong> &nbsp;facing east and a guest bathroom.</p>

<p>The private area, situated on the second floor, comprises a full bathroom, <strong>four bedrooms, two of which are en-suite</strong>, and a <strong>library/office area</strong>.</p>



An expansive lounge on the top floor has been converted into a roomy games room and living area, in addition to two bedrooms and a bathroom.

The details of this property are remarkable, from the presence of exotic woods to the tiles, handmade panels and fantastic custom-made stained glass windows, highlighting the originality and exclusivity of the finishes. All the furniture and doors have been custom-made, further enhancing the exclusivity of the villa, and the crafted and restored ceilings add personality and sophistication to the interior spaces.

Highly accessible, in close proximity to the highway, and with an abundance of services.

**CHARACTERISTICS:**  
Plot Area: 1 250 <sup>m<sup>2</sup></sup> | <sup>sqft</sup>: 13 455 <sup>sq ft</sup>  
Deployment Area: 165 <sup>m<sup>2</sup></sup> | <sup>sqft</sup>: 1 778 <sup>sq ft</sup>  
Building Area: 604 <sup>m<sup>2</sup></sup> | <sup>sqft</sup>: 6 502 <sup>sq ft</sup>  
Bedrooms: 7  
Bathrooms: 6  
Garage: 4  
Energy efficiency: D

Internationally awarded, LUXIMOS Christie's presents more than 1,200 properties for sale in Portugal, offering an excellent service in real estate brokerage. LUXIMOS Christie's is the exclusive affiliate of Christie's International Real Estate (1350 offices in 46 countries) for the Algarve, Porto and North of Portugal, and provides its services to homeowners who are selling their properties, and to national and international buyers, who wish to buy real estate in Portugal.

Our selection includes modern and contemporary properties, near the sea or by the river, in Foz do Douro, in Porto, Boavista, Matosinhos, Vilamoura, Tavira, Ria Formosa, Lagos, Almancil, Vale do Lobo, Quinta do Lago, near the golf courses or the marina.

Lic AMI 9063

1929

ساخته:

## اطلاعات عمومی

7

اتاق خواب:

6

اتاق خواب:

1250 متر

زیر بنا:

## Building details

Pool

Outdoor Amenities:

## Lease terms

Date Available:

## اطلاعات تکمیلی

آدرس اینترنتی وب سایت:

[http://www.arkadia.com/WBID-T8041/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WBID-T8041/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

Is05117

IMLIX ID:



IMLIX

بازار املاک و مستغلات IMLIX  
<https://www.imlix.com/fa/>

