



## 3 bedroom detached house in Subportela



### Information de l'agent

Nom:	Mireia Costa
Nom de compagnie:	ComprarCasa Viana do Castelo
Pays:	Portugal
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English, Portuguese
Site web:	<a href="https://www.comprarcas.a.pt/vianadocastelo">https://www.comprarcas.a.pt/vianadocastelo</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 270,000

#### Location

Pays:	Portugal
État/Région/Province:	Viana do Castelo
Ville:	Viana do Castelo
Soumis:	04/11/2024

#### Description:

Independent 3-bedroom house designed to offer maximum comfort, efficiency and innovation. Located in Viana do Castelo, this house has an advanced construction method, using a structure made of metal elements and concrete, guaranteeing greater speed in the execution of the work and excellent energy efficiency.

#### Highlights of the house:

- A+ Energy Efficiency: Optimized design for thermal insulation and ventilation, ensuring constant air renewal, resulting in greater comfort and energy savings.
- EPG Innovation: Developed by the EPG Group, the construction uses an automated modular assembly system, with parts of the structure prefabricated in a warehouse for greater precision and speed.
- Practicality and Functionality: Designed for modern, practical living, this villa requires little maintenance and offers spacious, well-distributed rooms.

#### Features:

- Fully equipped kitchen with modern appliances
- Air conditioning system for year-round comfort
- Integrated video surveillance and alarm system for added security
- Video intercom with GSM technology



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- Two bathrooms complete with hanging ware for a contemporary design
  - Solar and photo-voltaic panels to harness renewable energies
  - Rainwater collection and storage system
  - Privileged sun exposure and guaranteed privacy
  - Excellent access and proximity to essential services
  - Equipped laundry room
  - Car shelter - REF: 393/A/00427

Année: 2025

## Commun

Chambres: 3  
Salle de bains: 2  
Pied carré fini: 140 m<sup>2</sup>  
Dimensions du lot: 244 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: 393/A/00427

