

# NEW 3 bedroom semi-detached house in São Paio de Vizela



# Information de l'agent

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compagnie:	Famalicão/ Póvoa de
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Pays:	Portugal
Experience	
since:	
Type de	Selling a Property
service:	
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English, Portuguese
Site web:	https://www.comprarcas
	a.pt/famalicao

# Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 320,000

## Location

Pays: État/Région/Province: Ville: Adresse: Soumis: Portugal Braga Vizela Tagilde e Vizela (são Paio) 28/01/2025

Description:

This stunning two-storey villa combines elegance, comfort and functionality, providing its residents with a unique living experience, in a quiet and easily accessible space.

With high-quality finishes and a strategic location, this property offers an excellent quality of life.

Key features:

Ground Floor:

- Spacious lobby;
- Large and bright common room;
- Functional kitchen;
- Practical laundry;
- -Storage;
- Service toilet.



#### Floor 1:

- Distribution hall;
- 2 comfortable bedrooms;
- Complete bathroom with modern finishes;
- Suite with closet and private bathroom.

#### Outdoor Zone:

- Manicured garden, ideal for family or leisure time;
- Closed garage with automatic gate.

Highlights of Comfort and Modernity:

- Heat pump for heating sanitary water (DHW);
- Air conditioning in the living room and bedrooms;
- False ceilings with recessed lighting;
- Vinyl flooring throughout the social area and bedrooms, providing thermal and acoustic comfort;
- Aluminum frames with double glazing and thermal break;
- Electric blinds, for greater convenience.

#### Prime Location:

Close to shops and services;

- 10 minutes from the motorway entrance;
- 20 minutes from Guimarães;
- Only 2 km from the center of Vizela;
- 4 km from the train station, with easy connection to other towns.

This villa is perfect for those looking for a modern, comfortable home close to all amenities.

Come and see it and be surprised!

#### NOTE:

-If you are a real estate consultant this property is available for business sharing.

-When visiting this property, please bring your identification document;

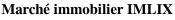
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Because we like to help buyers find their dream home! That's why we work with each client individually, taking the time to understand their lifestyle, needs and desires.

#### WHEN YOU CHOOSE COMPRARCASA FAMALICÃO YOU CAN COUNT ON:

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- A partner involved in negotiating in your interest;
- The indispensable tools and systems to speed up the purchase of your home;

#### WE ARE COMMITTED TO HELPING YOU ACQUIRE YOUR HOME THROUGH:





- Definition of your needs and motivations;
- Financial approval;
- Property search;
- Pre-selection of the properties searched;
- Market analysis;
- Support in negotiation;
- Procedural support;
- -Accompaniment.

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Année:	2025

## Commun

Chambres:	3
Salle de bains:	4
Pied carré fini:	$162,55 \text{ m}^2$
Dimesions du lot:	396 m <sup>2</sup>

#### Lease terms

Date Available:

## **Contact information**

IMLIX ID:

261/M/03895

