



## House T4 in Campanhã



### Informazioni sull'Agente

Nome:	Ana Meneses
Nome della ditta:	UmSeisUm
Nazione:	Portugal
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	English, Portuguese
Sito web:	

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 460,000

#### Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	Porto
Città:	Porto
Indirizzo:	Campanhã
Pubblicato:	27/11/2024

#### Descrizione:

Discover the charm and comfort of this unique property located in the parish of Campanhã, the most developed parish in Porto.

This charming 4 bedroom, 3 bathroom villa combines space and elegance, with a large area of 172m<sup>2</sup> divided into 3 floors as follows:

#### Lower floor:

- Living room.
- Kitchen and dining room in open space with access to the patio.
- Service toilet.
- Laundry.

#### 1st floor:

- 1 Suite with wardrobe and bathroom with shower base.
- 1 bedroom with separate office
- 1 full bathroom with bathtub.



2nd floor:

- 1 bedroom office with balcony and wardrobe.
- 1 bedroom office with balcony, wardrobe and view of the Douro River.

Outside it offers a patio divided into two levels with a total space of approximately 100m<sup>2</sup>, the ideal space for children to play, their pets or simply for their relaxation.

From the quality of the finishes, we highlight:

- Solar panels for water heating and solar panels for electricity production, thus taking advantage of natural resources for greater savings in energy consumption.
- Air conditioning.
- Aluminum frames with double glazing and thermal and acoustic cut.
- Solid pine wood flooring.
- Heat pump.
- Skylights in the staircase and corridor area, thus transmitting pleasant natural light to the entire house.
- Lacquered wood on doors, baseboards and cabinets.

Built in 2020, this property offers the perfect setting for your family to enjoy unforgettable moments together.

The location is a highlight, with schools, parks, and supermarkets just steps away.

For nature lovers, there are 5 natural points of interest in the immediate vicinity, such as Praça da Corujeira Garden and Quinta de Bonjória, both just minutes away.

The area also offers excellent public transportation options, with several bus stops within walking distance and easy access to major thoroughfares such as VCI, Av. Fernão Magalhães and A43.

Enjoy a quiet and convenient life in Campanhã, surrounded by all the amenities you need to live well. This is the perfect opportunity to make this property your new home.

Schedule a visit and fall in love with all that this neighborhood has to offer. - REF: M00571-RF

Condizione: Good  
Costruito: 2020

### Comune

Camere da letto: 4  
Bagni: 3  
Finito piedi quadrati: 172 mq  
Dimensione del lotto: 169,5 mq

### Lease terms

Date Available:

### Informazioni aggiuntive

Virtual tour URL: <https://floorfy.com/tour/2255649>



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**Contact information**

IMLIX ID:

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