



## Charming combination of a T1 House and its loft, Vila Nogueira de Azeitão



### Agent Info

Naam:	Cesar de Brito
Bedrijfsnaam:	DE BRITO Properties
Mistlampen:	Portugal
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	Portuguese
Website:	

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 449,000

### Locatie

Aanbevolen Auto Onderdelen:	Portugal
Staat/Regio/Pronvincie:	District of Setúbal
Plaats:	Setúbal
Geplaatst:	17-06-2024

### Omschrijving:

This complex, comprising a one-bedroom house and a one-bedroom loft, is located in the heart of Vila Nogueira de Azeitão, at the foot of the Serra d'Arrabida. It offers all the advantages of living in the city center, as well as the charm of the historic center. Benefiting from a rare and exceptional location at the foot of the vineyards, it is an ideal place to thrive.

This traditional village complex has been renovated, combining local tradition with modern design. It consists of the following:

#### The First House:

- Ground Floor: A sunny patio with decking gives access to the house. Right at the entrance is a space ideal for an office or a bedroom, followed by a large, fully equipped kitchen and a living room that opens onto the patio through a large bay window.
- First Floor: A welcoming and sunny rest area, a bathroom with a shower, and a bedroom with closet.

#### The Loft or Workshop:

- This is a loft with a mezzanine that comprises a ground floor of 68 m<sup>2</sup> and a mezzanine of 17.8 m<sup>2</sup>.
- It features an open space with a ceiling height of 5.80 meters and exposed wooden framing, giving it a unique loft architecture and style. The oxidized metal sliding door and fiber cement walls give the space a



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unique and spacious look, with a contemporary industrial style.

**Equipment:**

- Reversible air conditioning
- Double-flow ventilation
- Solar water heater
- Double-glazed PVC doors and windows

This property presents great potential for a single person, a couple, an artist, or an investor. Feel free to contact us to visit this charming and rare property in the center of Vila Nogueira de Azeitão. - REF: CC152/153

**Algemeen**

Slaapkamers: 2  
Badkamers: 2

**Lease terms**

Date Available:

**Contact information**

IMLIX ID: CC152/153

