



## 2 Bedrooms in Agudela, Lavra, sea view



### Agent Info

|                      |  |
|----------------------|--|
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| Bedrijfsnaam:        | Invest 351   |
| Mistlampen:          | Portugal   |
| Experience<br>since: |  |
| Service Type:        | Selling a Property,<br>Buying a Property   |
| Specialties:         | Buyer's Agent, Listing<br>Agent, Relocation,<br>Short-Sale, Consulting                       |
| Property Type:       | Apartments, Houses,<br>Commercial Property,<br>Land lot, Agriculture,<br>Mobile/Manufactured |
| Telefoon:            | +351 (916) 312-583   |
| Languages:           | English, French,<br>Portuguese, Spanish  |
| Website:             | <a href="https://www.invest351.com">https://www.invest351.com</a>                            |

### Advertentie details

|                |             |
|----------------|-------------|
| Vastgoed voor: | Koop        |
| Prijs:         | EUR 393,000 |

### Locatie

|                             |                                       |
|-----------------------------|---------------------------------------|
| Aanbevolen Auto Onderdelen: | Portugal                              |
| Staat/Regio/Pronvincie:     | Porto                                 |
| Adres:                      | Perafita, Lavra e Santa Cruz do Bispo |
| Geplaatst:                  | 29-08-2024                            |

### Omschrijving:

The 2 bedroom apartment in Agudela - Lavra is an excellent option for those looking for comfort, tranquility and proximity to the sea. Located on the top floor of a 2-storey building, this property stands out for its state of conservation and for its integration into a gated community that offers several amenities, such as a swimming pool, tennis court and large green areas.

### Key features:

Covered Area: 125 m<sup>2</sup>  
Net Area: 95 m<sup>2</sup>  
Year of Construction: 2004



Orientation: North and South, ensuring great sun exposure throughout the day.  
Floor: 2nd floor set back  
Condition: Second hand, well maintained  
Energy Class: C

#### Composition:

Living and Dining Room: Spacious, with access to the south-facing terrace, ideal for outdoor leisure time.  
Kitchen and Laundry: Equipped kitchen with direct access to the South terrace.  
Bedrooms: 2 bedrooms with access to the North terrace, one of which is a suite with private bathroom.  
Bathrooms: 2 in total, one belonging to the suite and one complete.  
Balconies: Two balconies of 15 m<sup>2</sup> each, both with sea views.  
Garage and Storage Room: Space for two cars and storage room, included in the price.  
Equipment and Finishes:  
Central Heating: Gas heating system.  
Double Frames and Electric Shutters: Ensuring greater thermal and acoustic comfort.  
Elevator: Easy access, with elevator to the top floor.  
Accessibility: The building has adapted access for people with reduced mobility.

#### Location:

Proximity to the Sea: Just 200 meters from Agudela beach.  
Commerce and Services: Close to pharmacies, bakeries, supermarkets (Aldi 100 meters, Mainland 1 km), and other local shops.  
Transport and Access: Easy access to the A28 (about 2 km) and 10 km from the airport.  
This apartment offers a perfect combination of comfort, stunning views, and amenities, making it an excellent choice for a primary residence or holiday home.

#### Notes:

- We guarantee full and professional monitoring throughout your acquisition process until the deed and after it is completed.
- We take care of your Home Loan financing process, guaranteeing the best proposals on the market, through our Credit Intermediary partner duly authorized by the Bank of Portugal.

#### Real Estate Mediation - Invest 351

Intermediation of real estate purchase and sale operations in the national and international market.

We make discretion, confidentiality and security our greatest strengths in real estate mediation.

We have access to the national market, but also to many international investors who are looking for Portugal to invest.

Invest in your dreams,



#Invest351

- REF: 595- Apartamento T2 em Agudela- Lav

Nieuw: Nee  
Gebouwd: 2004

### **Algemeen**

Slaapkamers: 2  
Badkamers: 2  
Afgewerkte vierkante meter: 95 m<sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: 595- Apartamento T2 em Agudela- Lav

