



## Beach & Town Villa



### Agent Info

Name: Francisco Bandeira  
Company: Francisco Bandeira  
Name: Unipessoal, Lda  
Country: Portugal  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Houses  
Phone: +3519 (966) 272-641  
Languages: English, Portuguese, Spanish  
Website:

### Listing details

Property for: Sale  
Price: EUR 890,000

### Location

Country: Portugal  
Address: Rua Moínho de Vento 127, 4450-739 Leça da Palmeira, Portugal  
Posted: Jul 01, 2024

Description:

Ready to book.

Available for exchange Boavista Zone / Guerra Junqueiro

Rebuilt in 2010

East/South/West exposure, Energy Classification A;

View of the beach and seaport;

Covered area 350m<sup>2</sup> +100m<sup>2</sup> half basement (rough) with direct light; Living Room 60m<sup>2</sup>, Dining Room 23m<sup>2</sup>, (ceiling height 3.6m); 3 suites,

Kambala wood and Cumaru flooring;

2 car garage, 60m<sup>2</sup> entrance yard;

Technique – MIELE kitchen / aq. Bosch waters;

Average costs (electricity, water, communication systems, direct alarm, insurance, IMI) - €250.00/MONTH + €100.00 cleaning.

Surroundings:

100m from the beach, 500m from Piscina das Marés (Siza Vieira), 1200m Metro, 12 min from the airport, 6km from the center of Porto, with the best restaurants within a radius of 500m and 1km from a Michelin Star Restaurant.

The 5 international schools in Porto less than 15min. Three hospitals (one public) permanent service at



7min. Local shops at 100m and all amenities within a radius of 1.5km (Gyms/Health Club, Marina, Nautical and Surfing Schools, Riding Center, Tennis, Shopping's – MarShopping, Ikea...).

The house can be sold furnished.

Condition: Good  
Built: 2010

### Common

Bedrooms: 3  
Bathrooms: 3  
Finished sq. ft.: 350 sq m  
Basement sq. ft.: 100 sq m  
Floor Number: 2

### Room details

Rooms: Dining room, Family room, Laundry room  
Appliances: Dishwasher, Dryer, Freezer, Microwave, Range / Oven, Refrigerator, Washer  
Indoor Features: Fireplace, Security system, Wired, Cable ready  
Floor Covering: Hardwood  
Basement: Unfinished

### Utility details

Heating Type: Stove  
Heating Fuel: Solar, Wood / Pellet  
Cooling Type: Other

### Energy efficiency

Energy Consumption: A  
Energy Emissions: A

### Building details

Parking: Yes  
Number of Off Road Parking: 4  
Number of Carports: 1  
Number of Garages: 1  
Total Number of Parking Spaces: 4  
Exterior: Stone, Stucco  
Outdoor Amenities: Balcony/patio  
Roof: Tile  
View: Water  
Orientation: S



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**Lease terms**

Date Available:

**Contact information**

IMLIX ID:

IX12.857

