



## Villa in the center of Trofa -15 minute from Porto



### Agent Info

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### Listing details

Property for: Sale  
Price: EUR 350,000

### Location

Country: Portugal  
State/Region/Province: Porto  
City: Bougado  
Address: Rua Heliodoro Salgado  
Posted: Nov 21, 2024

Description:  
4 bedroom villa in the center of Trofa - 15 minutes from Porto

### Business opportunity

Description:  
- Gross construction area: 260 m<sup>2</sup>  
- Total plot area: 587 m<sup>2</sup>

Three-fronted semi-detached house, located in the city center of Trofa and set in a plot of land measuring 587 m<sup>2</sup>, comprising 2 floors: ground floor and first floor.

The first floor has an entrance hall of 5 m<sup>2</sup>, a living-dining room of 25 m<sup>2</sup> with access to a balcony, a hallway of 7 m<sup>2</sup>, a kitchen of 22 m<sup>2</sup>, two bathrooms and four bedrooms, three of which are around 12 m<sup>2</sup> and the other around 16 m<sup>2</sup>.

The ground floor has a large lounge of around 100 m<sup>2</sup>, a room of around 20 m<sup>2</sup> and a toilet.

This floor could be used as a business (possibly a medical or other clinic) or converted into an apartment.

Outside there is a garden that runs along the three fronts of the house, as well as a closed garage for 1 car



and outbuildings.

It has a well and water from the company.

The property is located in a quiet residential area, just a few minutes from various services and shops and with excellent access to Braga, Porto and Sá Carneiro airport.

New: No  
Condition: Must be reformed  
Built: 1985

### **Common**

Bedrooms: 4  
Bathrooms: 3  
Finished sq. ft.: 260 sq m  
Lot Size: 587 sq m  
Garage sq. ft.: 20 sq m

### **Room details**

Floor Covering: Hardwood  
Basement: Finished

### **Utility details**

Heating Fuel: Electric

### **Energy efficiency**

Energy Consumption: E

### **Building details**

Orientation: NW

### **Rental details**

Furnished: No  
Pets Allowed: Yes

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.218.560



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