



## 426 m2 Prime Lisbon Building For Sale Currently 2 Large 3 Bed Apartments



### Informações do Revendedor

Name:	Andrew Wilson
Nome da	Property People
Empresa:	London Lisbon Ltd
País:	Portugal
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telephone:	+351 (915) 007-686
Languages:	English, Portuguese
Website:	<a href="https://www.propertylisbon.com">https://www.propertylisbon.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 1,490,000

### Localização

Country:	Portugal
State/Region/Province:	Lisboa
Cidade:	Lisboa
Adicionado:	17/12/2024

#### Informação adicional:

Situated in the heart of Lisbon, within the Bairro Alto/Chiado area, this historic 18th-century building is a unique and impressive property. With a total private gross area of 426 m2, the building consists of two separate units: a 3+1-bedroom unit with 315 m2 and another unit with 3 bedrooms covering 111 m2.

The main unit is located on the first floor and spans two levels. On the first level, you will find an elegant entrance hall leading to a corridor that accesses three bedrooms, including a spacious suite with a cozy fireplace and a complete bathroom serving the other bedrooms. This level also features a fully equipped main kitchen with a pantry and a bathroom, as well as a charming 11 m2 outdoor patio. The kitchen provides access to a lower level, where a windowed laundry room, storage room, and wine cellar can be found.

On the second level, you are welcomed by a living room of approximately 80 m2, separated by a wall with a notable floor fireplace. Additionally, there is a dining room, a service corridor, a guest bathroom, and a utility kitchen.

The second unit, which consists of 3 bedrooms and measures 111 m2, is located on the ground floor and



has independent access. It includes an entrance/living room, a storage room, a corridor leading to three bedrooms, a bathroom, and a kitchen, providing convenience and privacy for its residents.

This historic building benefits from easy parking, as it is close to Emel Park on Calçada do Combro. Its privileged location and unique features make it an attractive investment in one of the city's most sought-after areas. Positioned at the epicenter of tourism, it is easily accessible on foot to various public transportation options in Lisbon, along with a wide array of restaurants, services, and shops in Bairro Alto, Chiado, and Cais do Sodre. The airport is just a 20-minute drive away.

In summary, this 18th-century historic building, with its two separate units, stands out in the real estate market due to its generous area, excellent location, and potential for appreciation. It represents a unique investment opportunity in Lisbon, a vibrant and charming city.

If you are seriously looking to renovate a building in Lisbon we have over 50 off market - Get in touch for a consultation

- \* Beds: 6
- \* Baths: 3
- \* m2: 426
- \* Price Per m2: 3,497.65€
- \* District: Misericórdia, Santa Catarina
- \* Type: Apartment, Building
- \* Property ID #: PL9829389

## Comum

Quartos de dormir:	6
Banheiro:	3

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.509.347

