



## 3 Bedroom Villa with Garden for Sale next to the City Park



### Информация об агенте

|                    |   |
|--------------------|---|
| Название:          | Rui Dias  |
| Название компании: | ComprarCasa Porto   |
| Страна:            | Португалия  |
| Experience since:  |   |
| Тип услуг:         | Selling a Property  |
| Specialties:       |   |
| Property Type:     | Apartments  |
| Телефон:           |   |
| Languages:         | English, Portuguese   |
| Веб-сайт:          | <a href="https://www.comprarcas.a.pt/portoparanhos">https://www.comprarcas.a.pt/portoparanhos</a> |

### Детали объявления

|               |             |
|---------------|-------------|
| Недвижимость: | На продажу  |
| Цена:         | EUR 710,000 |

### Местоположение

|            |            |
|------------|------------|
| Страна:    | Португалия |
| Область:   | Porto      |
| Город:     | Порту      |
| Добавлено: | 16.05.2024 |

#### Описание:

We present this magnificent villa with contemporary lines, located in the prestigious area of Parque da Cidade, next to Vilarinha. This property is the perfect balance between modern design and functionality, providing a unique and comfortable lifestyle for your family.

Upon entering the ground floor, we are greeted by a large and bright common room, which offers the perfect space for moments of conviviality and relaxation. The modern and fully equipped kitchen, ideal for those who appreciate the art of cooking. Both the kitchen and the living room have direct access to the beautiful garden that surrounds the sides and back of the house, creating a quiet and private environment, ideal for enjoying moments outdoors. Also on this floor, we find a service bathroom, practical and convenient for visits.

On the upper floor, the villa has three spacious bedrooms, ensuring comfort and privacy, complete with a full bathroom. The bedroom hall gives access to a staircase that leads to the attic, an intelligently used area, ideal for a rest and reading area, with storage space and abundant natural light, providing a cozy and functional environment.

This villa is equipped with double glazed window frames, ensuring excellent thermal and acoustic



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insulation, and central heating, ensuring maximum comfort in all seasons of the year.

The annexes at the back of this villa include a laundry room and storage room, as well as a terrace to enjoy the sunny days. Below the threshold, we find a closed garage for two cars, offering security and convenience.

The location of this villa is simply ideal, with public transport on the doorstep, private schools and colleges, and proximity to some of the most important points of the city. Just a few meters from the City Park, it is the perfect place for walks, picnics and various outdoor activities. Avenida da Boavista, with its services, shops and restaurants, and the (almost) MetroBus is also within walking distance, as well as the Circunvalação, which facilitates quick access to other areas of the city.

Don't miss the opportunity to live in this unique villa, where every detail has been designed to provide an environment of refinement and functionality. Schedule your visit now and discover your future home!

BuyHouse Porto Paranhos  
"Where Stories End Well."

## Mission

Our mission is to provide a high quality service, security and transparency in the area of real estate, with our client as our main asset. We want to be close to people to help make their dreams come true, using our time and tools. We work as a team to achieve each client's goals, we share information and we are constantly innovating. We collaborate internally and externally in order to achieve the best results.

## Values

The quality of our services is directly linked to the transparency and commitment we place in each person. We are available for your success. We dedicate our time to creating bonds and relationships of trust. This is our DNA.

Do you want to buy, sell, rent or invest in a property in Porto, Portugal? Contact us!

We work with the national and international market.

APEMIP: 6412 AMI: 21325

## Office Hours:

Monday to Friday - 9:30 a.m. to 7 p.m. Saturday - 10 a.m. to 1 p.m.

#ComprarCasa #Porto #Paranhos #Portugal

- REF: 395/M/00181

|           |      |
|-----------|------|
| Новый:    | нет  |
| Построен: | 1978 |

## Общие



|                  |          |
|------------------|----------|
| Спальни:         | 3        |
| Ванные комнаты:  | 2        |
| Готовые кв.м.:   | 111 кв м |
| Площадь участка: | 155 кв м |

## Lease terms

Date Available:

## Дополнительная информация

Virtual tour URL: <https://virtual-tour360.com/realestate/00280/view.html>

## Contact information

IMLIX ID: 395/M/00181

