



## 3 bedroom villa with three fronts, swimming pool and garage overlooking Canidelo Beach - Vila Nova de Gaia



### Информация об агенте

Название:	Vanessa
Название компании:	Estilo Intemporal
Страна:	Portugal
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	+351 (221) 161-946
Languages:	English, Portuguese
Веб-сайт:	<a href="https://www.estilointemporal.com">https://www.estilointemporal.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 1,080,000

### Местоположение

Страна:	Portugal
Область:	Porto
Город:	Vila-Nova-de-Gaia
Адрес:	Canidelo
Добавлено:	29.11.2024
Описание:	
Composition:	

#### Basement:

Ample space with capacity for 4 cars, offering plenty of storage and private parking.

#### Ground Floor:

Fully equipped kitchen with center island a modern and functional kitchen.

Common room with large windows, allowing ample natural light and sea views. The living room is perfect for moments of conviviality and leisure.

Front garden that complements the leisure area and makes the outdoor environment welcoming.

Service toilet for convenience and practicality.

#### 1st Floor:

Suite with dressing room and sea view, plus a private balcony. Ideal for moments of rest with comfort and privacy.

Two bedrooms with wardrobes and access to balconies, providing good ventilation and luminosity.



Full shared bathroom for the two bedrooms, with modern finishes.

#### 2nd Floor:

Large living room that can be used as a leisure or office space, with access to the terrace.

The terrace offers unobstructed views of the sea, creating an ideal environment for relaxation or al fresco dining.

Full toilet on the 2nd floor.

#### Exterior:

Front garden and patio at the back of the house, with enough space for outdoor activities.

Private pool, perfect for enjoying summer days.

#### Sun Exposure:

North, East and West, ensuring natural light throughout the day and optimal conditions for the use of the outdoor area.

#### Particularities and Finishes:

Air conditioning in the living room, kitchen and bedrooms, providing comfort all year round.

Double glazing and double frames, ensuring thermal and acoustic insulation.

#### Surroundings and Access:

300 meters from the beach ideal for those who like to be close to the sea.

400 meters from traditional shops and typical restaurants, offering an excellent local offer of services and gastronomy.

10 km from the center of Porto, with easy access to the city.

18 km from Francisco Sá Carneiro Airport, which makes the property even more attractive for those who travel frequently.

Quiet environment, ideal for families or those looking for quality of life.

Dream, live and enjoy every moment by the sea!

#### OUR SERVICES:

- Financing analysis;
- Mortgage simulations;
- Life and multi-risk insurance simulations;
- Simulations of taxes and deed expenses;
- Market studies real estate valuation;

#### Timeless Real Estate Style

"Customer-Focused, Results-Oriented"

- REF: 1306

Новый:

да

Построен:

2023



## Общие

Спальни:	3
Ванные комнаты:	4
Готовые кв.м.:	298,78 кв м
Площадь участка:	350 кв м

## Lease terms

Date Available:

## Contact information

IMLIX ID: 1306

