



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



### Emlakçı Bilgisi

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### İlan Detayları

İçin mülk: Satılık  
Fiyat: USD 397,786.32

### Konum

Ülke: Portugal  
Eyalet/Bölge/ Şehir: Porto  
Şehir/İlçe: Bougado  
Adres: Rua Heliodoro Salgado  
Yayınlandı: 30.03.2025

### Açıklama:

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

### Business opportunity

### Description:

- Gross construction area: 260 m2
- Total plot area: 587 m2

Three-fronted semi-detached house, located in the city center of Trofa and set in a plot of land measuring 587 m2, comprising 2 floors: ground floor and first floor.

The first floor has an entrance hall of 5 m2, a living-dining room of 25 m2 with access to a balcony, a hallway of 7 m2, a kitchen of 22 m2, two bathrooms and four bedrooms, three of which are around 12 m2 and the other around 16 m2.

The ground floor has a large lounge of around 100 m2, a room of around 20 m2 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.

Yeni: Hayır  
Durum: Must be reformed  
Yıl: 1985

## Genel Bilgiler

Yatak odası: 4  
Banyo: 3  
Bitmiş metrekare: 260 m2  
Arazi Büyüklüğü: 587 m2  
Garage sq. ft.: 20 m2

## Room details

Floor Covering: Hardwood  
Basement: Finished

## Utility details

Heating Fuel: Electric

## Energy efficiency

Energy Consumption: E

## Building details

Orientation: NW

## Rental details

Furnished: Hayır  
Pets Allowed: Evet

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.218.560



# IMLIX

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