



MM348/24PER/CMI

Reference

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Perafita, Lavra e Santa Cruz do Bispo - Villa



 **3**
Bedrooms

 **3**
Bathrooms

 **502**
Area (m²)

 **346**
Land Area (m²)


Garage

500 000 €
(EUR €)

House T3 | Suite | Closet | Terrace | New Construction

Single-family house of typology 3, with four solar fronts, with a total area of 502m², located in Perafita.

It is located in a quiet residential area, with great access to the A41 and A28 motorway, with a variety of services, shops and schools.

It has quality finishes and construction materials and good areas that are marked by excellent luminosity. The house is under construction, and it is possible to choose the materials. It will be sold ready to move in, with all finishes, kitchen and bathrooms installed.

The villa is divided into two floors:

Ground Floor:

Social area with: L-shaped kitchen, equipped with hob, oven and extractor fan. Independent laundry



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¹ (Call to national fixed network) | ² (Call to national mobile network)



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room, with storage unit and heat pump. Access to Terrace.

Living room facing west, with great area and access to a large terrace for leisure time. Service bathroom.

First floor:

In the private area, we have a Master Suite with closet. Two bedrooms with built-in wardrobes. Full bathroom to support the two bedrooms. The two bathrooms are with shower base and natural light.

Two fantastic terraces!! One with pre-installation for barbecue and water point. The terrace with access from the living room has a lawn. On the side of the house, we have fruit trees.

Garage with Pre installation for electric car charging.

It should be noted that the property will have the following main characteristics:

- Installation of air conditioning;
- Water heating by Heat Pump;
- Pre-installation of solar panels;
- Double glazed windows. In the private bathrooms, Tilt-and-turn windows;
- Iron and wooden staircase;
- Walls covered with rock wool
- Electric gates;
- House covered with capoto.

MATERIALS ARE CHOSEN BY THE BUYER

Nearby, we highlight:

- 2.8 Km Airport;
- 2.9 Km Metro Station;
- 3 Km A41 and A28;
- 3.5 Km Cabo do Mundo Beach;
- 3.7 km Mar Shopping;
- 11 km from Porto.

For more information, our team is at your disposal!



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Property Features

- Air conditioning
- Heat pump
- Walk-in wardrobe
- Built year: 2025
- With outdoor area
- Double glazing
- Electric garage gate
- Laundry
- Quiet Location
- Solar orientation: North, South, East, West
- Parking space
- Solar panels pre installation
- Fitted wardrobes
- Proximity: Airport, Beach, Shopping, Restaurants, City, Schools
- Floors: 2
- Terrace
- Garage
- Drive way
- Central location
- Walking distance to beach
- Energetic certification: Exempt



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