



MM241/24CAM/EAI

Reference

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Campanhã - Villa



 **4** Bedrooms
 **4** Bathrooms
 **338** Area (m²)
 **596** Land Area (m²)
 **Garage**

695 000 €
(EUR €)

House T4 | Porto | Garage | Terrace | Garden | LUXURY | Renewed

House of type 4, completely renovated, with noble materials, in a perfect combination of good taste and quality.

Extremely spacious, bright and very well divided, this villa with a fantastic terrace and a beautiful garden, is divided as follows:

On floor 0, there is a guest suite, a living room, office and laundry. It has a direct exit to the outside of the house. Natural light in every room.

On the 1st floor, in Open Space, living room with specific space for reading, kitchen equipped with Bosch appliances, except Samsung refrigerator (American), dining room and service toilet. It has direct exit to the outside of the house and garden, two balconies. Natural light in every room.

On the 2nd floor we find 3 bedrooms, one of which is a mastersuite with about 38m², equipped with open closet and toilet with Italian shower. It has two windows and a balcony. Full bathroom to support two conventional bedrooms with about 17m² each, one of which has a balcony. Natural light



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in every room.

Outside there is a terrace with 80m² of CINCA ceramic imitating the deck and a second area in natural stone pavement. It is equipped with a floor lamp, floor and wall lighting and granite barbecue. Through solid stone stairs we arrive at a leisure space with a natural English grass lawn of about 160m² in the back, where an automatic and programmable irrigation system is installed and in operation. It also has four concrete annexes and about 80m² of ceramic to imitate deck.

East, west and south sun exposure.

Other features of interest:

The entire house has pre-installation of air conditioning, and DAIKIN air conditioning with Wi-Fi connection is currently installed on the upper floor in the bedrooms;

18kW natural wood stove with 1m width;

Water heating system made through an DHW heat pump with a capacity of 280L;

Video surveillance system;

Alarm;

The entire villa is equipped with LED lighting through downlight and crown molding;

Porcelanosa brand ceramics;

Wall-hung toilet tableware Roca;

Faucets and shower kits brand Bruma;

Geberit brand sanitary mechanisms;

Grohe high-top kitchen faucet;

Color video intercom;

Excellent access to VCI, Estádio do Dragão, Colégio Júlio Dinis (about 3km - 6min), São João Hospital and Colleges (about 4km - 8min), Public Transport (Buses and Taxis) in front of the property

Nearby: Metro Estádio Dragão (7m), Shopping Parque Nascente (7m) and Alameda Shopping (8m), Pharmacy (1m), Supermarkets (2m), Decathlon (2m), Norauto Oficina Auto (2m), among others.

Excellent location on a 3-way main street with direct connection to Vila Nova de Gaia, Gondomar, downtown Porto and A3/A4 to the north.

The property's Energy Certificate is B

For more information, please contact our team.



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Property Features

- Air conditioning
- Heat pump
- Dishwashing machine
- Fitted wardrobes
- Proximity: Shopping, Restaurants, City, Pharmacy, Public Transport, Schools
- Renovation year: 2021
- Balcony
- Double glazing
- Garage
- Kitchenette
- Views: City view
- Energetic certification: B
- Main drainage
- Automatic irrigation
- Closed fireplace
- Equipped kitchen
- Laminated floor
- Walk-in wardrobe
- Garden
- Floors: 3
- Terrace
- Electric shutters
- Garage Spaces: 1
- Laundry
- Solar orientation: North, South, East, West
- Security alarm
- Mains water
- Barbecue



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