



MM167/25RT/VS

Reference

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Rio Tinto - Villa



 **3** Bedrooms
 **2** Bathrooms
 **195** Area (m²)
 Garage

369 500 €
(EUR €)

House T3 | Rio Tinto | Renewed | Terrace | Attic | Closed box

Renovated 3 bedroom villa, located in Rio Tinto, with two solar fronts, with an area of 195m², with quality finishes and construction materials and good areas that are marked by excellent luminosity.

Located in Rio Tinto, close to schools, urban park, metro station, Continente and Lidl supermarkets and the main roads. With excellent communication routes to the city centre, to Porto, Hospital de Sao João, VCI, A4, A3, makes it ideal for those who need easy access to these areas. In addition, the area is well served by services and public transport.

On the ground floor:

- Spacious entrance hall, leading to a large and bright open-space room with the kitchen, providing a modern and welcoming atmosphere. The space extends to a magnificent terrace, perfect for



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



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moments of leisure.

- The kitchen is fully equipped with hob, oven, extractor fan, microwave, fridge and dishwasher. It stands out for its functional design and generous storage spaces, providing practicality and organization in everyday life.
- Full bathroom, with shower.
- On the terrace, there is an area dedicated to barbecue, ideal for moments of conviviality outdoors. In addition, the space has a basement, which functions as an office, and an independent laundry, ensuring more functionality to the property.
- Access to a closed box, ideal for parking and extra storage space.

On the first floor:

- On this floor, there are three large bedrooms, all with built-in wardrobes, one of which has access to a charming balcony.
- Full bathroom, with storage space.

On the second floor:

- Also noteworthy is the use of the attic, a versatile space that can be transformed into a second room, a cinema room, a bedroom or even an office, benefiting from natural light.

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

- Double-glazed window frames, shutters, air conditioning, wooden staircase, floating floor, automatic gates.

NOTE: Energy certificate, before the total renovation of the villa has been completed.

For more information or to schedule a visit, do not hesitate to contact our team. We are at your disposal to clarify any doubts, without obligation.



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Property Features

- Air conditioning
- Dishwashing machine
- Fitted wardrobes
- Renovation year: 2022
- Terrace
- Garage
- Laundry
- Energetic certification: E
- Video entry system
- Equipped kitchen
- Laminated floor
- Proximity: Shopping, Restaurants, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Balcony
- Double glazing
- Kitchenette
- Central location
- Basement
- Security door



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