



MM171/25PCF/AMI

Reference

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Freamunde - Villa



 **4** Bedrooms
 **2** Bathrooms
 **342** Area (m²)
 **2300** Land Area (m²)
 **Garage**

300 000 €
(EUR €)

Detached house | T4 | Land | Garden | Freamunde | Sousa Valley

On a plot of 2300m², this 4 bedroom villa is located in Freamunde.

The entrance to the hall is through the porch, allowing access to the various rooms of the house.

The living room, with fireplace and access to the porch, has a south and west solar orientation, giving it a lot of light. The kitchen, adjacent to the living room, is large with plenty of storage, work points and a dining area. It is also through the kitchen that you access the outside of the house, also served by another porch, where you can enjoy the largest outdoor area, with great calm and reserve,

In the private area there are four bedrooms, three of which have very generous areas. There are also two large full bathrooms. The bedroom area has a south-east orientation.



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In the service area there is an access to the upper floor, which has always been used as a storage room, but which can be changed in order to create more living space.

The exterior of remarkable size, versatile for different arrangements and uses. It has a closed garage for one car.

The villa is located in the parish of Freamunde (Paços de Ferreira) in the heart of Vale do Sousa. It is located 4 minutes from the Quinta do Pinheiro Charm Hotel and the Aviz Golf Club.

The Pingo Doce supermarket is conveniently located 400 meters from the main door of the house (4 min walk) and the Fitness Club just 150 meters away. In front of the property there are several other establishments and services, namely grocery store, butcher, bank branch with ATM, café, laundry. The nearest pharmacy is 400 metres away, the municipal swimming pool is 850 metres away and the leisure park is 1 km away. The Primary and Secondary School is located at a distance of 4 minutes by car (20 min walk).

The street is served by public transport with a bus stop less than 100 meters from the villa. The access node to the A42 is 4 minutes away.

The area is also characterized by having numerous industrial and commercial companies installed.

A synthesis between the city and the rural world, between urban spaces, the countryside and the areas of industrial activity and business location. Surrounded by green and leisure spaces, all the amenities of modern life available in proximity to the empathy that characterizes the local community where it is located.

Property Features

- Fireplace
- Proximity: Golf course, Shopping, Restaurants, City, Open field, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Built year: 1988
- With outdoor area
- Terrace
- Garage Spaces: 1
- Pantry
- Quiet Location
- Orientation: Exterior
- Storage / utility room
- Boiler
- Garden
- Floors: 2
- Balcony
- Garage
- Drive way
- Views: Countryside views, Garden view
- Solar orientation: North, South, East, West
- Energetic certification: E
- Sealed land area



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