



MM195/25ERM/VS1

Reference

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## Ermesinde - Villa



 3  
Bedrooms

 4  
Bathrooms

 413  
Area (m<sup>2</sup>)

  
Garage

**459 000 €**  
(EUR €)

### House T3+1 | Ermesinde | Terrace | Barbecue | Closed Box

Elegant 3+1 bedroom villa, inserted in the prestigious area of Ermesinde, with 280m<sup>2</sup> of gross area, where the excellent finishes, the careful selection of noble materials and the generosity of the areas, widely favored by a luminous sun exposure, stand out.

Located in one of the most central and sought-after areas of Ermesinde, next to McDonald's, with an environment full of amenities and quick and direct access to the entire Greater Porto region.

Privileged location with excellent access:

- 2 minutes from the entrance of the A4, with quick connection to VCI and A3 – ideal for those who work in Porto, Maia, Valongo or Matosinhos.
- A few minutes from the Ermesinde Train Station, with regular connections to the center of Porto (São Bento and Campanhã) and other metropolitan areas.



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**AMI 14355**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



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- Several bus lines at the door, including direct connection to the São João Hospital, Polo Universitário and Matosinhos area.

- Easy access to Francisco Sá Carneiro Airport, in about 15-20 minutes by car.

Surrounding area:

- Next to restaurants, cafes, supermarkets (Lidl, Continente, Pingo Doce), pharmacies, schools and various services.

- A few meters from McDonald's Ermesinde, which facilitates the reference point and quick access to meals and conveniences.

- Close to green and leisure areas, such as the Ermesinde Urban Park, ideal for families and moments of relaxation.

Distribution of the House:

- Ground floor: Upon entering, you are greeted by a spacious and welcoming entrance hall, with a service bathroom. You then access a large living room, where the stove stands out, ideal for creating a comfortable environment in any season of the year.

The kitchen, fully equipped with hob, oven, extractor fan, microwave, fridge and dishwasher, impresses with its functional design, generous storage spaces and direct connection to a magnificent terrace, perfect for al fresco dining and leisure time.

- First floor: On this floor there are three spacious bedrooms, all with built-in wardrobes, one of which is a suite. It also has a full bathroom, with additional storage area, which guarantees functionality and comfort to the private area of the house.

- Second floor: Here, a versatile space stands out, flooded with natural light, which can be adapted to the most diverse needs — be it a second room, a home cinema space, an office or an additional bedroom. It also has a support bathroom, which makes this area totally independent and functional.

- Basement: In the basement, the villa offers an independent laundry room with plenty of storage space, an area prepared for a gym and a box garage with capacity for three or more cars.

It is also complemented with an area dedicated to barbecue, ideal for moments of conviviality with family or friends, outdoors and with total privacy.

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

- Double-glazed window frames, pre-installation of central heating and central vacuum, wooden staircase, wooden floor, automatic gates.

This is a unique opportunity to live with quality, tranquility and easy access to everything. A house designed for those who value mobility and practicality, without giving up comfort and urban proximity.

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

- Gas central heating
- Equipped kitchen
- Wooden floor
- Proximity: Shopping, Restaurants, Hospital, Pharmacy, Public Transport, Schools
- Built year: 2007
- Terrace
- Electric shutters
- Electric garage gate
- Central location
- Video entry system
- Closed fireplace
- Dishwashing machine
- Fitted wardrobes
- Garden
- Balcony
- Double glazing
- Garage
- Views: Garden view
- Energetic certification: E
- Security door



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