




## Nespereira - Villa



 **3**  
 Bedrooms

 **3**  
 Bathrooms

 **219**  
 Area (m<sup>2</sup>)

 **1**  
 Garage

**295 000 €**  
 (EUR €)

### Property T3 , for sale located in Nespereira, Guimarães

Property T3, located 15 minutes from the center of the city of Guimarães (Largo do Toural).

This villa has three bedrooms, one of which is suite, all bedrooms have built-in wardrobes, three bathrooms (1 in the suite, 1 supporting the two bedrooms and 1 in the social area), an office, a kitchen, a living room with fireplace and dining room, closed garage with automatic gate for two cars (in the garage also has built-in cabinets and laundry), but it has outdoor space within the property grounds for 2 more cars.

In the outdoor space has land to make a pool and has excellent sun exposure.

Year of construction of the house 2013.


**Cristina Silva**

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**AMI 22172**

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



Memories/172070

Reference

Scan the QR code to view the property



Energy certification

B. Equipment that is in the property:

- \* Furnished and equipped kitchen (Combined refrigerator; Oven; Microwave; Dishwasher; Ventilator; Suspended television);
- \* Watering system for the garden area;
- \* Mitsubishi Inverter air conditioning in all bedrooms, living room and kitchen, with independent outdoor units;
- \* Alarm and video surveillance (4 channels);
- \* Thermal finishes, recessed lighting and electric blinds;
- \* Pre-installation of central vacuum;
- \* Automatic gates;
- \* Solar panel with water heating;
- \* Photovoltaic panel for self-consumption (540W);
- \* House coated in capoto and painted in 2021;
- \* Ceramic floor in the kitchen, bathrooms and garage;
- \* Floating floor in the remaining rooms.

This is an excellent opportunity for both own housing and investment.

Contact me to visit this apartment that offers you a quality of life, or, if applicable, guaranteed profitability. (Cristina Costa Silva 96 28 27 453)

## Property Features

- Garage
- Floors: 2
- Drive way
- Frontline property
- Electric garage gate
- Parking space
- Sealed land area
- Solar orientation: North, East, West
- Balcony
- Built year: 2013
- Laundry
- Views: Countryside views
- Double glazing
- Automatic irrigation
- Closed fireplace
- Energetic certification: B
- Mains water



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