



# LUXIMOS | CHRISTIE'S

INTERNATIONAL REAL ESTATE



## SELLING: DETACHED SINGLE STOREY VILLA WITH SWIMMING POOL, PLAYGROUND AND GARDEN, IN OVAR, NORTH PORTUGAL

Ref. LS04593

€ 1 250 000

In Ovar, for sale is a distinguished luxury villa with four facades and outstanding construction quality that favours light, comfort, and tranquilly. This villa's expansive spaces and opulent embellishments, such as wood and natural stone, create a distinctive ambiance. Large windows and balconies saturate the house with natural light and facilitate interaction with the outdoors. In the main house, there are a spacious open-plan living room and kitchen, a living room, a games room with a bar and a guest toilet. The private area of the property contains three bedrooms with en suite bathrooms and an office. In addition, there is a three-car garage and a storage room. The exterior features a guesthouse, barbecue with dining area, h...

<b>Plot Area:</b>	2 987 m <sup>2</sup>   32 152 sq ft	<b>Deployment Area:</b>	359 m <sup>2</sup>   3 862 sq ft
<b>Building Area:</b>	359 m <sup>2</sup>   3 862 sq ft	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	5	<b>Garage:</b>	3
<b>Energy efficiency:</b>	A+		