



# LUXIMOS

# CHRISTIE'S

INTERNATIONAL REAL ESTATE



## HOUSE ON 1ST LINE OF RIVER, FOR SALE, IN GONDOMAR, PORTO, PORTUGAL

**Ref. LS04670**

**€ 850 000**

Detached house, in 1st line of river, with magnificent views, for sale, in Valbom, Gondomar. Inserted in a plot of land with 1100m<sup>2</sup>, benefits from three floors, distributed as follows: in the basement is the garage for four cars, wine cellar and regional kitchen, on the second floor develops the social area and bedrooms, one of them being suite and in the roof space has a large area with direct light, which can be adapted to various uses. It stands out the garden with pleasant landscaping, the pool and the views over the river, providing the perfect combination between nature and privacy. Located in a privileged area, with varied supply of trade, services, transport network and great road access.

|                           |                                     |                         |                                  |
|---------------------------|-------------------------------------|-------------------------|----------------------------------|
| <b>Plot Area:</b>         | 1 100 m <sup>2</sup>   11 840 sq ft | <b>Deployment Area:</b> | 165 m <sup>2</sup>   1 776 sq ft |
| <b>Building Area:</b>     | 440 m <sup>2</sup>   4 736 sq ft    | <b>Bedrooms:</b>        | 4                                |
| <b>Bathrooms:</b>         | 3                                   | <b>Garage:</b>          | 4                                |
| <b>Energy efficiency:</b> | D                                   |                         |                                  |