

# REDUCED PRICE



## LUXIMOS

## CHRISTIE'S

INTERNATIONAL REAL ESTATE



### 5 BEDROOM HOUSE WITH GARDEN, FOR SALE, IN PRAIA DA GRANJA, V. N. GAIA, PORTO, PORTUGAL

Ref. LS04691

€ 1 650 000

Villa, for sale, in first line of sea, opposite the beach of Granja, in Vila Nova de Gaia. House of classic style, highlighting the wooden floors and decorative ceilings, is inserted in land with 859m<sup>2</sup> and with a gross building area of 516m<sup>2</sup>, enjoys large and bright areas and a unique landscape setting. Distributed over two floors, on the first floor it has three living rooms with fireplace, kitchen and two bathrooms, on the lower floor there is a closed garage for three cars and storage space. Outside there is a pleasant garden outdoor area. With a privileged location, in first line of sea, with easy access to the marginal and the bike path, which allows access to the beach and the swimming pool of Granja, also enjoys a wide ...

<b>Plot Area:</b>	859 m <sup>2</sup>   9 246 sq ft	<b>Deployment Area:</b>	258 m <sup>2</sup>   2 777 sq ft
<b>Building Area:</b>	516 m <sup>2</sup>   5 554 sq ft	<b>Bedrooms:</b>	5
<b>Bathrooms:</b>	2	<b>Garage:</b>	3
<b>Energy efficiency:</b>	F		