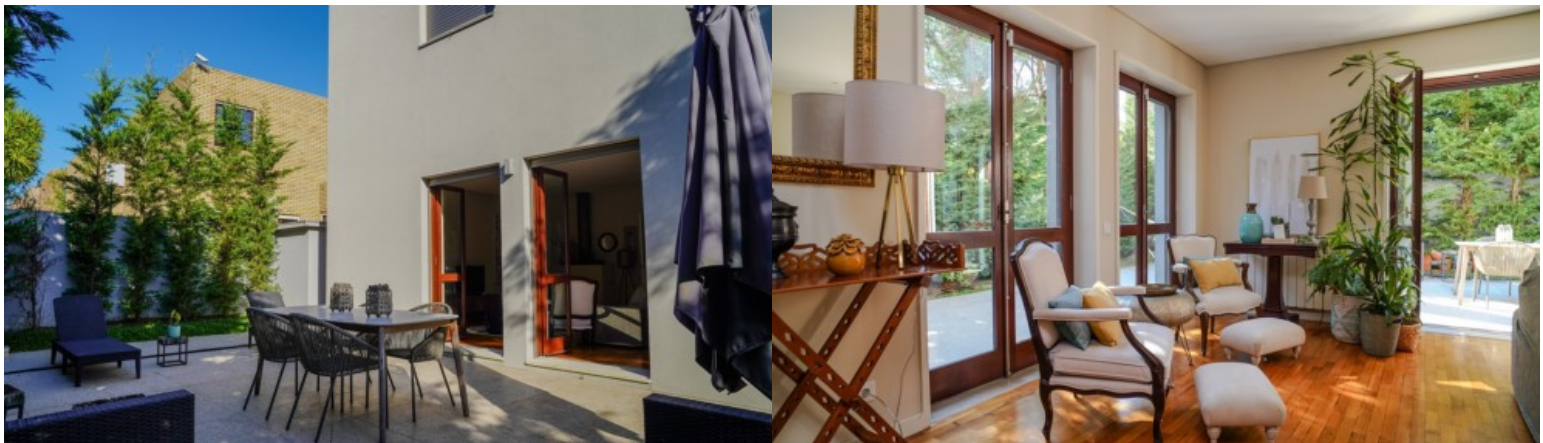




LUXIMOS

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



**3+2 BEDROOM VILLA WITH GARDEN, FOR SALE, IN LEÇA DA PALMEIRA, PORTUGAL**

**Ref. LS05215**

**€ 1 150 000**

Fantastic four-fronted villa located in a prime area of Leça da Palmeira with a harmonious garden, garage and elevator. The house has generous areas and consists of two floors. On the first floor is the social area, with an entrance hall and access to the elevator, a large living and dining room - with direct access to the garden which has a seating and dining area for warmer days - a fully equipped kitchen, a guest toilet, an office and a guest bedroom. On the upper floor there are three bedrooms, one of which is en-suite; on this floor there is also a large balcony with views over the surrounding countryside. Very close to the beach and the Leça lighthouse, this house is in a quiet residential area made up mostly of houses.loc...

<b>Plot Area:</b>	400 m <sup>2</sup>   4 306 sq ft	<b>Deployment Area:</b>	188 m <sup>2</sup>   2 024 sq ft
<b>Building Area:</b>	357 m <sup>2</sup>   3 845 sq ft	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	3	<b>Garage:</b>	1
<b>Energy efficiency:</b>	B-		