



# LUXIMOS

# CHRISTIE'S

INTERNATIONAL REAL ESTATE



## VILLA WITH POOL AND PLAYING FIELDS, FOR SALE, IN OVAR, PORTUGAL

**Ref. LS05228**

**€ 1 650 000**

Magnificent 3+2 bedroom villa, in a privileged location close to the charming Ria de Aveiro and the Marina, with a classic design. Carefully designed for those who value comfort and space, it's much more than just a house, as with the clever use of the attic, you can enjoy two additional bedrooms, an extra bathroom and a cozy living room that can be adapted to your needs. This villa has its own swimming pool, as well as moments of well-being in the private sauna. The tennis and soccer courts available will delight the whole family, as well as sports lovers. And for those special moments with friends and family, the annex with a regional kitchen invites you to unforgettable meals. With three closed garages, this property guarantees t...

<b>Plot Area:</b>	5 150 m <sup>2</sup>   55 434 sq ft	<b>Deployment Area:</b>	430 m <sup>2</sup>   4 628 sq ft
<b>Building Area:</b>	730 m <sup>2</sup>   7 858 sq ft	<b>Bedrooms:</b>	5
<b>Bathrooms:</b>	7	<b>Garage:</b>	6
<b>Energy efficiency:</b>	C		