



# LUXIMOS

# CHRISTIE'S

INTERNATIONAL REAL ESTATE



## FOUR-BEDROOM HOUSE WITH GARDEN, FOR SALE, IN ALDOAR, PORTO, PORTUGAL

Ref. LS05245

€ 550 000

Charming 1950s villa, retaining its original design, with staircase, floor and window frames typical of the period, which gives it enormous potential for extension or reconstruction. It sits on a plot of 230 m<sup>2</sup> and develops over three floors, with east-west sun exposure. On the first floor there is a bedroom, a guest bathroom and a closed garage for one car, as well as a covered area of 100 m<sup>2</sup>. On the second floor, in the social area, you'll find the kitchen and living room, both with generous areas and plenty of natural light. The top floor has three bedrooms with generous areas and a bathroom. Outside there is a very large terrace with a connection to the garden of 60 m<sup>2</sup>, with the possibility of opening onto the house and/or ...

<b>Plot Area:</b>	230 m <sup>2</sup>   2 476 sq ft	<b>Deployment Area:</b>	114 m <sup>2</sup>   1 227 sq ft
<b>Building Area:</b>	285 m <sup>2</sup>   3 068 sq ft	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	2	<b>Garage:</b>	1
<b>Energy efficiency:</b>	D		