



LUXIMOS

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



**THREE BEDROOM VILLA  
WITH GARDEN FOR SALE IN  
FOZ VELHA, PORTO,  
PORTUGAL**

**Ref. LS05327**

**€ 1 200 000**

Located in one of Porto's most emblematic and prestigious areas, this charming three-storey, two-fronted villa is in the exclusive Foz Velha, just a few minutes from the Passeio Alegre garden and the mouth of the Douro River in Porto. Functionally distributed, the villa offers ample interior space and the possibility of personalization, since on the first floor there is a storage area and a commercial space that can be converted into a garage or more bedrooms. Floor 2 is dedicated to the social area, with the living room and dining room standing out, as well as a practical and functional kitchen that offers direct access to a private rear garden, perfect for leisure time or al fresco dining. This floor also has a guest bathroom. ...

<b>Plot Area:</b>	187 m <sup>2</sup>   2 016 sq ft	<b>Deployment Area:</b>	178 m <sup>2</sup>   1 912 sq ft
<b>Building Area:</b>	372 m <sup>2</sup>   4 001 sq ft	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	2	<b>Energy efficiency:</b>	C