

# REDUCED PRICE



## LUXIMOS

## CHRISTIE'S

INTERNATIONAL REAL ESTATE



### FOUR BEDROOM VILLA WITH GARDEN FOR SALE IN VILA NOVA DE GAIA, PORTUGAL

**Ref. LS05392**

**€ 649 000**

This magnificent 4-bedroom villa, recently refurbished in Madalena, Vila Nova de Gaia, combines space, comfort and peaceful surroundings surrounded by green areas. Natural light invades every room, making the spacious living areas more welcoming. On the first floor there is a large living room, a versatile bedroom, a functional kitchen and a service bathroom. The basement adds more convenience, with a spacious lounge, bathroom, laundry room and storage area. The second floor houses three bedrooms, including a suite, as well as a full bathroom to support the other two bedrooms. Outside, the garden and barbecue area create the perfect setting for outdoor leisure time. Located in a quiet area, but with easy access to the beach, t...

**Plot Area:** 448 m<sup>2</sup> | 4 819 sq ft

**Building Area:** 429 m<sup>2</sup> | 4 618 sq ft

**Bathrooms:** 4

**Deployment Area:** 143 m<sup>2</sup> | 1 539 sq ft

**Bedrooms:** 4

**Energy efficiency:** C