



LUXIMOS | **CHRISTIE'S**
INTERNATIONAL REAL ESTATE



**FOUR BEDROOM VILLA
WITH OUTDOOR SPACE
FOR SALE LEÇA PALMEIRA,
PORTUGAL**

Ref. LS05548

€ 770 000

Charming villa for sale in Leça da Palmeira - located close to the city center - which combines the comfort of a family home with the light and spaciousness of carefully distributed areas. This is a house with generous areas, ideal for those who value cozy environments and the tranquility of a privileged residential area. The basement, with direct light and access to the rear terrace via an outside staircase, offers a large lounge that invites you to socialize, an office, a laundry room and sauna, providing versatility in the use of this floor. On the first floor is the social area of the house, comprising a large living room, an office, a guest toilet and a kitchen that retains the charm of traditional houses and guarantees excel...

Plot Area:	232 m ² 2 492 sq ft	Deployment Area:	110 m ² 1 184 sq ft
Building Area:	344 m ² 3 703 sq ft	Bedrooms:	4
Bathrooms:	5	Garage:	1
Energy efficiency:	B-		