



LUXIMOS

CHRISTIE'S
INTERNATIONAL REAL ESTATE



**3 BEDROOM VILLA FOR
SALE IN THE CENTER OF
PÓVOA DE VARZIM,
PORTUGAL**

Ref. LS05636

€ 575 000

An excellent house of contemporary architecture, built to the highest quality standards and with excellent finishes. With a practical and functional interior distribution, it has two excellent suites on the first floor with access to the upper terrace, and an excellent Master Suite on the first floor with a connection to the outside garden. The social area consists of a large living room facing the garden and a great modern, fully equipped kitchen, and in the basement, with direct light, there is a cinema room, but with potential for any other use. It also has a garage for 1 car and outdoor parking space for another, as well as a patio with a technical area and a laundry room. It has a privileged location, in a residential area ...

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|---------------------------|----------------------------------|-------------------------|----------------------------------|
| Plot Area: | 205 m ² 2 207 sq ft | Deployment Area: | 147 m ² 1 577 sq ft |
| Building Area: | 243 m ² 2 616 sq ft | Bedrooms: | 3 |
| Bathrooms: | 4 | Garage: | 1 |
| Energy efficiency: | C | | |