



LUXIMOS

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



**THREE BEDROOM VILLA  
WITH GARDEN FOR SALE IN  
VILA DO CONDE,  
PORTUGAL**

**Ref. LS05641**

**€ 565 000**

This excellent villa with a large garden is located in a rural setting, just 5 minutes from the beaches and the center of Vila do Conde. On the first floor you'll find a large living room with double-height ceilings, an open-plan kitchen and a guest toilet. The top floor - also with large areas and lots of light - has three bedrooms, one of which is a suite - all with built-in closets, a full bathroom and an office or reading room with unobstructed views. This house also has a generous storage room with access to the garden and the possibility of parking two cars outside. Minutes from all kinds of shops and services, as well as easy access to the A28. 20 minutes from the city of Porto.

<b>Plot Area:</b>	364 m <sup>2</sup>   3 918 sq ft	<b>Deployment Area:</b>	150 m <sup>2</sup>   1 615 sq ft
<b>Building Area:</b>	240 m <sup>2</sup>   2 583 sq ft	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	3	<b>Energy efficiency:</b>	B