



LUXIMOS

CHRISTIE'S
INTERNATIONAL REAL ESTATE



**FIVE BEDROOM VILLA WITH
GARDEN FOR SALE IN
CANIDELO, GAIA,
PORTUGAL**

Ref. LS05679

€ 675 000

Three-fronted villa located in one of Vila Nova de Gaia's most sought-after residential areas, where comfort, functionality and proximity to the sea come together harmoniously to provide an excellent quality of life. Spread over three floors, this villa stands out for its generous areas and excellent organization of spaces, benefiting from a privileged sun exposure that guarantees natural light throughout the day. On the first floor there are four cozy bedrooms, while the first floor includes a fifth bedroom, currently being used as an office. The social area consists of a pleasant living and dining room with a fireplace and the independent, fully equipped kitchen complements the functionality and practicality of everyday life. ...

Plot Area:	384 m ² 4 133 sq ft	Deployment Area:	162 m ² 1 744 sq ft
Building Area:	342 m ² 3 681 sq ft	Bedrooms:	5
Bathrooms:	4	Garage:	3
Energy efficiency:	C		