



# LUXIMOS

# CHRISTIE'S

INTERNATIONAL REAL ESTATE



## SALE OF HOUSE WITH WONDERFUL VIEWS TO THE SEA AND PORTO, V. N. GAIA, PORTUGAL

**Ref. LS05732**

**€ 610 000**

A four-sided triplex home, located in a prime area just a few minutes from Cabedelo Beach, with unobstructed views of the sea and the city of Porto. The home is spread over three floors, featuring a functional and comfortable layout. The ground floor houses the living area, consisting of a spacious living and dining room, a kitchen with direct access to the balcony, a guest bathroom, and an office. The upper floor is dedicated to the home's private area, featuring three bedrooms, one of which is an en suite. One of the bedrooms has been converted into a walk-in closet but can easily be restored to its original use. This floor also features a full bathroom equipped with a whirlpool tub. The basement features a cozy, rustic-style...

|                         |                                  |                           |                                  |
|-------------------------|----------------------------------|---------------------------|----------------------------------|
| <b>Plot Area:</b>       | 461 m <sup>2</sup>   4 962 sq ft | <b>Area:</b>              | 135 m <sup>2</sup>   1 453 sq ft |
| <b>Deployment Area:</b> | 80 m <sup>2</sup>   861 sq ft    | <b>Building Area:</b>     | 240 m <sup>2</sup>   2 583 sq ft |
| <b>Bedrooms:</b>        | 4                                | <b>Bathrooms:</b>         | 4                                |
| <b>Garage:</b>          | 2                                | <b>Energy efficiency:</b> | B                                |