



## Villa for sale in Carvalhais with swimming pool and tennis court.



### Agenten-Info

Name:	Tiago Simões
Name der Firma:	ComprarCasa Coimbra
Land:	Portugal
Erfahrung seit:	2004
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+351 (916) 993-345
Sprachen:	English, Portuguese
Webseite:	<a href="https://www.comprarcas.a.pt/coimbracentro">https://www.comprarcas.a.pt/coimbracentro</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 772,339.92

### Standort

Land:	Portugal
Staat/Region/Provinz:	Coimbra
Stadt:	Coimbra
Veröffentlicht:	22.03.2025

Beschreibung:

House for sale: a unique opportunity for your family

We present this excellent villa, located in one of the quietest and most sought-after areas at the gates of the city. Perfect for those seeking comfort, privacy and a quality life.

Upon entering, you will be immediately enchanted by the spaciousness and luminosity of the spaces. The living room, with large windows that allow natural light to enter, is the perfect place for leisure time with family or to receive friends. Quality flooring adds a touch of elegance and lightness to the environment.

The kitchen, semi-equipped, has good storage, and its generous area makes it the ideal space for those who like to cook and entertain.

The villa has four good bedrooms, one of which is a master suite with a balcony offering a breathtaking view of the city and surrounding landscape.

The exterior of the house is equally impressive, with a spacious patio with garden and a leisure area that



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includes a swimming pool, a tennis court and an annex with barbecue, ideal for enjoying sunny days and holding social events. The land also has a small orchard, consisting of fig trees, persimmons, plum trees and lemon trees, creating a peaceful and pleasant environment.

The maintenance of the pool water is ensured through the hydriion system. And occasionally chlorine tablets are used.

The entire irrigation system is automated and is carried out from the use of rainwater. This water is channeled to an underground tank that has an electric pump, with a programmer, to ensure watering at the desired time and frequency. The lawn section at the front of the house has an independent circuit and programmer and is sprinkled with mains water.

Located in a privileged area, the villa is very close to the city, also having a public transport network at the door, ensuring convenience and accessibility for the whole family. With a spacious garage and a large patio, with the possibility of parking several vehicles, this house is the ideal choice for those looking for comfort and quality of life.

Don't miss this unique opportunity! Contact us and schedule your visit. Come and discover the home of your dreams!

The information on this website is merely indicative and does not have a contractual nature. It may, for technical, commercial or legal reasons, be subject to change without prior notice.

ComprarCasa is a Real Estate Network made up exclusively of members of APEMIP (Association of Real Estate Professionals and Companies of Portugal), a guarantee of professionalism and protection of the rights of consumers and users.

APEMIP occupies today a prominent position in the national real estate market, both for its continuous commitment to the affirmation of the role of the real estate agent professional in our society, and for the conquest of a greater share in the real estate transaction market, in line with the motto "Strengthen Mediation, Boost the Economy and Serve Consumers".

For its part, UCI (União de Créditos Imobiliários) is a Financial Institution specialized in granting housing loans to individuals through real estate professionals. UCI is the result of a joint venture between two of the largest financial groups in Europe: the Santander Group, the BNP Paribas Group. From this union arises the commitment to help develop the real estate sector, putting at your fingertips the best tools that make it possible to enhance the real estate business.

In this sense, it is perfectly logical that these two reference entities in the real estate sector (APEMIP and UCI) have, in June 2004, signed a collaboration agreement giving rise to ComprarCasa Apemip's Real Estate Network.

ComprarCasa began its commercial activity in August 2004 based on the mission of "Being the Largest and Best National Real Estate Network offering multiple services to real estate agents, based on the concept of common brand", enabling and enhancing synergies that become added values for the market,



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namely for you who intend to sell, buy, rent or transfer a certain property.

## Quality Policy ComprarCasa Coimbra

ComprarCasa Coimbra is committed to providing an excellent service to the various stakeholders in the real estate sector, providing the best tools that make it possible to enhance the real estate business. This business concept, although original, has traditional values in its genesis:

Professionalism; Effort; Capacity and Competence.

The policy adopted by ComprarCasa Coimbra consists of working, under an economical, effective and dynamic Quality Management System, documented and regularly verified to continuously improve its adequacy and effectiveness, systematically renewing itself with a view to the continuous improvement of the company's performance, thus ensuring the adjustment to the needs of internal and external customers, enabling it to achieve the objective of offering the customer a service of quality and value Added.

The quality policy of the ComprarCasa Network provides a reference framework by establishing and periodically reviewing the objectives of the Network and by ensuring compliance with the requirements of the standard, Legislation, Regulation, Quality System implemented and other requirements applicable to the activity.

ComprarCasa Coimbra. The best way to find the ideal home.

- REF: 385/M/00833

Neu:	Nein
Gebaut:	2003

### Allgemein

Schlafzimmer:	5
Badezimmer:	5
Fertige m <sup>2</sup> :	254 m <sup>2</sup>
Grundstücksgröße:	778 m <sup>2</sup>

### Mietbedingungen

Verfügbar ab:

### Kontaktinformation

IMLIX ID:	385/M/00833
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# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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