



## Casa / Villa T2 em Oliveirinha de 143,99 m<sup>2</sup>



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 117,936.78

### Standort

Land:	Portugal
Staat/Region/Provinz:	Aveiro
Stadt:	Aveiro
Postleitzahl:	3810-887
Veröffentlicht:	08.11.2025
Beschreibung:	House for Rehabilitation   Oliveirinha – Aveiro

I present an excellent investment opportunity in Aveiro: a house with a rehabilitation project already approved by the Municipal Council, located in a quiet and well-situated residential area in Oliveirinha, just a few minutes from the city centre.

Note: The property is sold in its current condition, including the approved project. Construction works are not included.

The property consists of two separate titles:

Urban Property – Full Ownership (1/1)  
Plot area: 235 m<sup>2</sup>  
Gross construction area: 143.99 m<sup>2</sup>

Approved project includes:

- \* Open-plan living room and kitchen
- \* 2 bedrooms (1 en suite)
- \* 2 bathrooms
- \* Laundry in an external annex



\* Garage and side gardens

The property is currently in ruins, offering the perfect setting for a personalised rehabilitation.  
Energy Certificate: F.

Rural Property – Full Ownership (1/2 indivisible share)  
Agricultural land with 1,400 m<sup>2</sup> (sale of half share)  
Located in front of the house's yard, extending to the stream  
Ideal for a garden, vegetable plot or leisure area.

#### Key Features:

- \* Approved project – ready to start construction
- \* Quiet area with excellent sun exposure
- \* Possibility of financing purchase together with construction (subject to bank approval)
- \* Just minutes from Aveiro, with good access to schools, shops and services

An excellent opportunity for those wishing to build their dream home or invest with confidence.

#ref: 745219

Gebaut: 1968

#### Allgemein

Schlafzimmer: 2  
Badezimmer: 2  
Fertige m<sup>2</sup>: 144 m<sup>2</sup>  
Grundstücksgröße: 1400 m<sup>2</sup>

#### Zimmerdetails

Zimmer insgesamt: 4

#### Gebäudedetails

Anzahl der Garagen: 1

#### Mietbedingungen

Verfügbar ab:

#### Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/ZAZY-T103320/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T103320/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

#### Kontaktinformation

IMLIX ID: 745219



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<https://www.imlix.com/de/>

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