



## Detached 3-Bedroom House + Office | Next to Gafanh



### Agenten-Info

Name: mariaoliveirales  
Name der  
Firma:  
Land:  
Erfahrung seit:  
Art der  
Dienstleistung:  
Spezialgebiete:  
Art der  
Immobilie:  
Telefon:  
Sprachen:  
Webseite:

### Anzeigen-Details

Immobilie für: Kaufen  
Preis: USD 514,240.28

### Standort

Land: Portugal  
Staat/Region/Provinz: Aveiro  
Stadt: Gafanha da Encarnacao  
Adresse: Rua da Escola  
Postleitzahl: 3830-470  
Veröffentlicht: 15.07.2026

### Beschreibung:

Detached 3-Bedroom House + Office | Next to Gafanha Marina | Gafanha da Encarnação, Aveiro  
Private Sale (No Real Estate Agency Involved)

### Open House / Viewings

July 18 | 11:00 AM – 4:00 PM  
Viewings are by appointment only.

Spacious Family Home with Excellent Natural Light in a Prime Location by the Aveiro Lagoon

We are pleased to present this detached 3-bedroom home with an office, offering 6 rooms across two floors, located in Gafanha da Encarnação, one of the most peaceful and sought-after residential areas in the municipality of Ílhavo.

Set on a 442 m<sup>2</sup> plot, with a total gross construction area of 272.40 m<sup>2</sup>, this property stands out for its



generous living spaces, abundant natural light, practical layout, and welcoming atmosphere. It is move-in ready and an ideal choice for those seeking comfort, privacy, and an excellent quality of life.

One of its greatest highlights is its exceptional location next to Gafanha Marina and the Aveiro Lagoon (Ria de Aveiro), offering a unique setting perfect for waterfront walks, water sports, and enjoying nature.

The property also includes a 58 m<sup>2</sup> detached outbuilding, providing multiple possibilities such as an additional garage, workshop, studio, gym, storage area, or entertainment space.

All bedrooms on the first floor feature private balconies, providing plenty of natural light, excellent ventilation, and a pleasant connection to the outdoors.

## Location

This property combines peace and convenience in an outstanding location.

Next to Gafanha Marina and the Aveiro Lagoon

Quiet residential neighbourhood with very little traffic

Gafanha da Encarnação South Primary School located on the same street

Close to the local middle school (Years 5–9)

Shops, services, and green spaces nearby

Just minutes from Costa Nova, Barra Beach, Ílhavo, and Aveiro city centre

Excellent access to the main roads

|            |               |
|------------|---------------|
| Neu:       | Nein          |
| Zustand:   | Ausgezeichnet |
| Vermietet: | Nein          |

## Allgemein

|                          |                    |
|--------------------------|--------------------|
| Schlafzimmer:            | 3                  |
| Badezimmer:              | 3                  |
| Fertige m <sup>2</sup> : | 272 m <sup>2</sup> |
| Grundstücksgröße:        | 442 m <sup>2</sup> |
| Garagenfläche:           | 58 m <sup>2</sup>  |
| Stockwerk Nummer:        | 1                  |

## Zimmerdetails

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Zimmer insgesamt: | 11                                                                                                                 |
| Räume:            | Breakfast nook, Master bath, Office, Pantry, Recreation room, Sun room, Walk-in closet, Dining room, Family room   |
| Haushaltsgeräte:  | Freezer, Range / Oven, Refrigerator, Washer                                                                        |
| Innenausstattung: | Attic, Fireplace, Mother-in-law apartment, Security system, Fitted kitchen, Cable ready, Double pane/storm windows |
| Keller:           | Keiner                                                                                                             |



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## Versorgungsdetails

|            |      |
|------------|------|
| Heizung:   | Nein |
| Heizstoff: | None |
| Kühlart:   | None |

## Gebäudedetails

|                                           |                                           |
|-------------------------------------------|-------------------------------------------|
| Parkplatz:                                | Ja                                        |
| Anzahl der Parkplätze abseits der Straße: | 3                                         |
| Anzahl der Carports:                      | 1                                         |
| Anzahl der Garagen:                       | 1                                         |
| Gebäude-Ausstattung:                      | Gated entry, Near transportation, Storage |
| Außen-Ausstattung:                        | Balcony/patio, Porch, Fenced yard, Garden |
| Anzahl Etagen:                            | 1                                         |

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

|           |                    |
|-----------|--------------------|
| Telefon:  | +351 (911) 777-410 |
| IMLIX ID: | IX8.708.233        |

