

## Building in the Center of Vila Nova de Cerveira



### Στοιχεία μεσίτη

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Χώρα:	Portugal
Experience since:	
Tύπος υπηρεσίας:	Selling a Property, Buying a Property
Specialties:	Buyer's Agent, Listing Agent, Relocation, Short-Sale, Consulting
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 893,451.21

### Τοποθεσία

Χώρα:	Portugal
Νομός/Περιοχή/Επαρχία:	Viana do Castelo
Πόλη:	Vila Nova de Cerveira
Διεύθυνση:	Vila Nova de Cerveira e Lovelhe
Δημοσιεύθηκε:	06/12/2024
Περιγραφή:	4-front building in the center of Vila Nova de Cerveira

This building in horizontal property is a unique opportunity in the charming village of Vila Nova de Cerveira. With a privileged location in the heart of the village, it has the following characteristics:

Ground floor and first floor: 3 bedroom housing with outdoor patio, barbecue and private garage for up to 4 cars. A unique solution in the region.

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Second floor: 3 bedroom apartment with independent entrance, ensuring total privacy from the main residence.

Ground floor: Commercial store located on the main street, in an area of great movement and commerce.

Income potential:

Currently, the apartment and the commercial store generate a monthly income, which adds value to the property as an investment opportunity.

Possibilities for valorization:

Ideal for rehabilitation and adaptation to local accommodation or long-term rental, maximizing the potential for return.

Sun exposure: East west, ensuring great light throughout the day.

Location:

Located in the central area of Vila Nova de Cerveira, known as the "Village of Arts" for its Art Biennial, a renowned event that distinguishes the Minho region.

Convenient access:

1 hour from Francisco Sá Carneiro Airport (Porto).

30 minutes from Vigo Airport (Spain) and the magnificent beaches of the region.

A property with great potential, perfect for those looking to invest in an area with high tourist and cultural demand.

Notes:

- We guarantee full and professional monitoring throughout your acquisition process until the deed and after it is completed.

- We take care of your Home Loan financing process, guaranteeing the best proposals on the market, through our Credit Intermediary partner duly authorized by the Bank of Portugal.

Real Estate Mediation - Invest 351

Intermediation of real estate purchase and sale operations in the national and international market.

We make discretion, confidentiality and security our greatest strengths in real estate mediation.

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We have access to the national market, but also to many international investors who are looking for Portugal to invest.

Invest in your dreams,

#Invest351

- REF: 650 - Prédio - Vila Nova de Cerveir

Νέος: Οχι  
Κατασκευάστηκε: 2005

### **Κουνά**

Κρεβατοκάμαρες:	6
Μπάνια:	4
Τελειωμένα τετραγωνικά	400 τ.μ
πόδια:	
Μέγεθος αυλής:	297 τ.μ

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: 650 - Prédio - Vila Nova de Cerveir

