# IMLIX αγορά ακινήτων https://www.imlix.com/el/



# Building in the Center of Vila Nova de Cerveira



# Στοιχεία μεσίτη

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Όνομα Invest 351

εταιρείας:

Xώρα: Portugal

Experience

since:

Tύπος Selling a Property, υπηρεσίας: Buying a Property Specialties: Buyer's Agent, Listing

Agent, Relocation, Short-Sale, Consulting

Property Type: Apartments, Houses,

Commercial Property, Land lot, Agriculture, Mobile/Manufactured

Τηλέφωνο: +351 (916) 312-583 Languages: English, French,

Portuguese, Spanish

Site: https://www.invest351.c

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# Στοιχεία καταχώρησης

Ακίνητο για: Πώληση Τιμή: EUR 750,000

# Τοποθεσία

Xώρα: 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.

# IMLIX

## ΙΜΙΙΧ αγορά ακινήτων

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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

# Κοινά

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

