



## Building in the Center of Vila Nova de Cerveira



### Information de l'agent

Nom:	João Pedro da Silva Vieira
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Nom de compagnie:	Invest 351
Pays:	Portugal
Experience since:	
Type de service:	Selling a Property, Buying a Property
Specialties:	Buyer's Agent, Listing Agent, Relocation, Short-Sale, Consulting
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 893,451.21

### Location

Pays:	Portugal
État/Région/Province:	Viana do Castelo
Ville:	Vila Nova de Cerveira
Adresse:	Vila Nova de Cerveira e Lovelhe
Soumis:	06/12/2024
Description:	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.



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

Nouveau: Non

Année: 2005

## Commun

Chambres: 6

Salle de bains: 4

Pied carré fini: 400 m<sup>2</sup>

Dimesions du lot: 297 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: 650 - Prédio - Vila Nova de Cerveir

