



## NEW 3 bedroom semi-detached house in São Paio de Vizela



### Information de l'agent

Nom:	Salomé Teixeira
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Pays:	Portugal
Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English, Portuguese
Site web:	<a href="https://www.comprarcas.a.pt/famalicao">https://www.comprarcas.a.pt/famalicao</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 374,885.87

### Location

Pays:	Portugal
État/Région/Province:	Braga
Ville:	Vizela
Adresse:	Tagilde
Soumis:	30/01/2025

### Description:

This stunning two-storey villa combines elegance, comfort and functionality, providing its residents with a unique living experience, in a quiet and easily accessible space.

With high-quality finishes and a strategic location, this property offers an excellent quality of life.

### Key features:

#### Ground Floor:

- Spacious lobby;
- Large and bright common room;
- Functional kitchen;
- Practical laundry;
- Storage;
- Service toilet.



## Floor 1:

- Distribution hall;
- 2 comfortable bedrooms;
- Complete bathroom with modern finishes;
- Suite with closet and private bathroom.

## Outdoor Zone:

- Manicured garden, ideal for family or leisure time;
- Closed garage with automatic gate.

## Highlights of Comfort and Modernity:

- Heat pump for heating sanitary water (DHW);
- Air conditioning in the living room and bedrooms;
- False ceilings with recessed lighting;
- Vinyl flooring throughout the social area and bedrooms, providing thermal and acoustic comfort;
- Aluminum frames with double glazing and thermal break;
- Electric blinds, for greater convenience.

## Prime Location:

Close to shops and services;

- 10 minutes from the motorway entrance;
- 20 minutes from Guimarães;
- Only 2 km from the center of Vizela;
- 4 km from the train station, with easy connection to other towns.

This villa is perfect for those looking for a modern, comfortable home close to all amenities.

Come and see it and be surprised!

## NOTE:

- If you are a real estate consultant this property is available for business sharing.
- When visiting this property, please bring your identification document;

## WHY BUY WITH COMPRARCASA FAMALICÃO?

Because we like to help buyers find their dream home! That's why we work with each client individually, taking the time to understand their lifestyle, needs and desires.

## WHEN YOU CHOOSE COMPRARCASA FAMALICÃO YOU CAN COUNT ON:

- A specialist professional knowledgeable about the market;
- A partner involved in negotiating in your interest;
- The indispensable tools and systems to speed up the purchase of your home;

## WE ARE COMMITTED TO HELPING YOU ACQUIRE YOUR HOME THROUGH:



- Definition of your needs and motivations;
- Financial approval;
- Property search;
- Pre-selection of the properties searched;
- Market analysis;
- Support in negotiation;
- Procedural support;
- Accompaniment.

We have a 360° service indoors.

COMPRARCASA FAMALICÃO has specialized professionals ready to provide you with an excellent service!

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Nouveau:  Oui

### Commun

Chambres:	3
Salle de bains:	4
Pied carré fini:	162,55 m <sup>2</sup>
Dimesions du lot:	214,15 m <sup>2</sup>

### Lease terms

Date Available:

### Contact information

IMLIX ID: 261/M/03894

