



First line house in Leça da Palmeira



Information de l'agent

Nom:	João Pedro da Silva Vieira
courriel:	info@invest351.com
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
Property Type:	Apartments, Houses, Commercial Property, Land lot, Agriculture, Mobile/Manufactured
Téléphone:	+351 (916) 312-583
Languages:	English, French, Portuguese, Spanish
Site web:	https://www.invest351.com

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,799,821.9

Location

Pays:	Portugal
État/Région/Province:	Porto
Adresse:	Perafita
Soumis:	02/04/2025

Description:

Welcome to your seaside getaway! This extraordinary villa located in Leça da Palmeira offers a unique opportunity to live with the ocean as its neighbor. Situated on the first line of the sea, this property offers stunning views and a truly exclusive living experience.

Key features:

Privileged Location: With its privileged position on the first line of the sea, this villa offers direct access to the beaches of Leça da Palmeira. Enjoy walks along the seafront, listen to the soothing sound of the waves, and gaze at spectacular sunsets from the comfort of your own home.



Elegant Design: The villa has been carefully designed to harmoniously integrate contemporary architecture with the coastal environment. The interior spaces are bright, airy and benefit from panoramic views of the ocean.

Spacious Areas: With ample living spaces, this property offers comfort and practicality. The rooms are generous in size, providing a welcoming atmosphere for the whole family.

Private Garden: Enjoy relaxing moments in your own private garden by the sea. Ideal for outdoor entertaining, barbecues or simply to enjoy the tranquility of the surroundings.

This is a rare opportunity to own a unique beachfront property. Don't miss the opportunity to live the exclusive lifestyle that this villa in Leça da Palmeira provides. Contact us for more information or to schedule a visit.

Main features:

- Basement, ground floor, 1 floor and use of the attic
- 4 fronts
- Closed garage for 2 cars
- Good solar layout (south west)
- Sea view
- Garden and fully equipped outdoor kitchen

Floor -1 (basement, laundry area):

- Living room
- gymnasium
- Bathroom
- Storage
- Access to the outdoor garden

Floor 0 (ground floor, social area):

- Entrance hall
- Social area with living and dining room, fireplace, and two west-facing balconies with sea view
- Furnished and equipped kitchen
- Guest bathroom
- laundry
- 3 suites

Floor 1 (1st floor, private area):

- 3 suites with built-in wardrobes,

Attic:

- bedroom with access to the terrace,
- Full bathroom
- Office area



- Leisure area with access to the terrace and sea views

Outdoor Space:

- garden
- Fully equipped kitchen
- yard

Other features and valences:

- Double frames
- Solid wood flooring
- Central heating

Points of interest:

- Airport (6.4km)
- Perafita school cluster (3.3 km)
- Memory Beach (550 m)
- Leça lighthouse (3.2 km)

Transport and access:

- Easy access to A28
- Bus: 104

Areas (according to the Caderneta Predial):

- Total Land Area: 754.0000 m2
- Gross construction area: 500,0000 m2
- Building implantation area: 210,0000 m2
- Gross private area: 350,0000 m2
- Dependent gross area: 150,0000 m2

Other values:

- Equity value: 305,764.39 (in 2017)

Notes:

- We guarantee a total and professional follow-up throughout your acquisition process until the deed and after it is completed.
- We take care of your mortgage financing process, guaranteeing the best proposals on the market, through our Credit Intermediary partner duly authorised by Banco de 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,

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Nouveau: Non
Année: 1992

Commun

Chambres: 6
Salle de bains: 8
Pied carré fini: 390 m²
Dimesions du lot: 754 m²

Lease terms

Date Available:

Contact information

IMLIX ID: PO-0001 - Moradia T6 em Matosinhos

