



## Single storey house T2 | Seixal - Lourinhã



### Information de l'agent

Nom: Way Home  
Nom de compagnie:  
Pays: Portugal  
Experience since:  
Type de service: Selling a Property  
Specialties:  
Property Type: Apartments  
Téléphone:  
Languages: English, Portuguese  
Site web: <https://www.wayhome.pt>

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 403,088.27

#### Location

Pays: Portugal  
État/Région/Province: Lisbonne  
Ville: Lourinha  
Adresse: Lourinhã e Atalaia  
Soumis: 22/05/2025

#### Description:

I present you a single storey 2 bedroom villa, with private terrace, in Seixal, three minutes from Lourinhã and just five minutes from the stunning beach of Areia Branca, a true refuge between the blue of the ocean and the comfort of home.

Here, every detail invites tranquility: the ground floor space, natural light, the terrace for moments of leisure, leisure and socializing.

Looking for the perfect balance between functionality and modern comfort?

This villa surprises right at the entrance with a cozy hall, followed by a living room and kitchen in open space, ideal for moments with family or friends.

With two well-distributed bedrooms, an elegant bathroom, patio to enjoy the outdoors and two private parking spaces with an electric car socket, everything has been designed for your lifestyle.

Enhance every detail with a construction designed for performance, durability and energy efficiency.

The villa is equipped with a kitchen with thermo-lacquered furniture and built-in BOSCH appliances, including extractor fan, induction hob, microwave oven, combined fridge, washing machine and



dishwasher.

It also includes an Ariston heat pump with Wi-Fi control for heating sanitary water, pre-installation of air conditioning in all rooms, aluminum frames with thermal cut and Guardian Sun double glazing, electric exterior shutters in aluminum and high quality lacquered carpentry. The flooring combines vinyl material on an insulating cork base in the living areas and Margres stoneware ceramic in the others.

Are you looking for a property that combines comfort, efficiency and environmental responsibility?

This project stands out for its high energy rating, the result of a construction oriented towards sustainability:

Thermal insulation on the outside with ETICS system, false ceilings with rock wool (10 cm) and vinyl flooring with cork base, contributing to a high-efficiency thermal and acoustic envelope.

The thermally cut frames and Guardian Sun glass ensure solar control and lower thermal transmission, while the Ariston Nuos EVO A+ heat pump ensures the efficient production of domestic hot water, significantly reducing energy consumption and carbon footprint.

Choose a property with performance in line with the requirements of the Energy Certification System (SCE) and get ready to live with more comfort, less costs and greater environmental awareness.

Location is very important and here, it makes all the difference.

Located in Seixal, three minutes from Lourinhã, this villa offers proximity to all essential services, providing a practical and comfortable routine.

With quick access to the A8 (Lisbon Porto), living here means being connected to the big centers without giving up tranquility and quality of life.

Discover a new way of living, stylish, affordable and connected. Schedule your visit with Fátima Isabel: +351 966 708 955.

Way Home is a national company, specialized in real estate mediation, focused on the needs of the consultant and the client.

A project that was born from the desire to be and do different, which brings together different experiences and skills acquired over more than 20 years in the corporate environment and more than 10 years in the real estate industry, in different brands and business models.

We want to foster a strong internal culture, including consultants in the company's important decisions, closely monitoring their day-to-day experiences, fostering team spirit and commitment to the brand, we believe that this way, we will have a very positive impact on customers.

We invest in training and differentiated and personalized follow-up, we offer a wide variety of services and a lot of flexibility in the day-to-day life of consultants, all to help them develop their business.

We partner 50/50 with all agencies with a valid AMI license.

- REF: FI70

Nouveau:	Oui
Année:	2025

## Commun

Chambres:	2
Salle de bains:	1
Dimesions du lot:	127 m <sup>2</sup>



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## Lease terms

Date Available:

## Contact information

IMLIX ID:

FI70

