



## 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 443,981.28

#### Location

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

#### Description:

Just a five-minute drive from Areia branca beach, I present you this 2 bedroom single storey villa that combines the serenity of coastal life with the convenience of urban proximity.

A versatile refuge for young couples looking for their first dream home, or for those who want to enjoy retirement with rest and comfort and quality of life.

A solid opportunity for investors who value location, charm, and upside potential.

Upon entering the house, you are greeted by a hall that gives access to a bright social area in open space, where living room and kitchen merge in a harmonious and inviting environment with a pantry or a small office or atelier.

The private area has two bedrooms with wardrobes and a functional bathroom.

Outside, both for the bedrooms and for the living room and kitchen, we find patios that offer space for outdoor leisure, with the possibility of placing barbecue, swimming pool or a jacuzzi.



Outside there are two private parking spaces, equipped with an electric charging socket, ensuring convenience and preparation for the future.

Your home should reflect your lifestyle.

Imagine living in a space where every detail has been thought out for your comfort, well-being and efficiency, quality and practicality in your daily life.

The kitchen, with contemporary lines, features heat-lacquered furniture and is fully equipped with built-in BOSCH appliances including extractor fan, induction hob, microwave oven, combined fridge, washing machine and dishwasher.

Water heating is provided by an Ariston heat pump, with control and programming via Wi-Fi, promoting energy efficiency and intelligent control.

Thermal comfort is prepared with pre-installation of air conditioning in all rooms, ensuring flexible air conditioning throughout the year.

The thermally cut aluminium frames and Guardian Sun double glazing ensure superior insulation and natural light, while the outdoor electric shutters in aluminium add practicality and safety.

All the carpentry elements, from the entrance door to the interiors, cabinets and kitchen are lacquered, reinforcing the elegance of the set.

The vinyl flooring with an insulating layer of cork in the living areas offers comfort and resistance, complemented by Margres stoneware ceramic, being synonymous with durability and refinement.

The future is efficient. And it starts at home.

At a time when comfort and sustainability go hand in hand, every detail matters and this villa was designed to offer excellent energy performance, translating into savings, comfort and environmental awareness.

#### High Efficiency Energy Rating

The construction favors technical solutions that guarantee high thermal and acoustic insulation, contributing to the overall efficiency of the house and its daily comfort:

Thermal insulation from the outside with the ETICS system, reducing energy losses and keeping the indoor temperature stable throughout the year.

False ceilings with acoustic and thermal insulation in rock wool (10 cm), promoting a quieter and more efficient experience.

Vinyl flooring with cork base, providing additional interior insulation, comfort and sustainability.

Frames with thermal cut and Guardian Sun glass with sun protection, optimizing thermal performance and maximizing the use of natural light, without overheating.

Heating of sanitary water through the Ariston Nuos EVO A+ Heat Pump, recognized for its high efficiency and intelligent technology.

And the location? Simply incredible, close to all essential services in Lourinhã ensuring total convenience, easy access to the A8 motorway (Lisbon Porto).

See why living here is investing in a better life, book a 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



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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: FI71

Nouveau:	Oui
Année:	2025

## Commun

Chambres:	2
Salle de bains:	1
Dimesions du lot:	144 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID:	FI71
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