



## Classic 4 bedroom villa with garden and garage – Ermesinde, Porto



### Information de l'agent

Nom:	Rui Dias
Nom de compagnie:	ComprarCasa Porto
Pays:	Paranhos
Expérience since:	Portugal
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English, Portuguese
Site web:	<a href="https://www.comprarcas.a.pt/portoparanhos">https://www.comprarcas.a.pt/portoparanhos</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 495,000

#### Location

Pays:	Portugal
État/Région/Province:	Porto
Ville:	Valongo
Soumis:	03/06/2025

#### Description:

We present this distinctive 4 bedroom villa, located in a quiet and central area of Ermesinde, Porto, ideal for those looking for a home with character, comfort and superior quality finishes. With three fronts (North, East and West), it benefits from excellent sun exposure and a welcoming atmosphere in all rooms.

With a gross area of 370 m<sup>2</sup> (220 m<sup>2</sup> usable), the villa stands out for its remarkable solid wood work: carved staircase, wainscoting, carved ceilings and carefully preserved interior carpentry. These elements give an elegant and timeless atmosphere, which is unusual in the current market offer.

#### Main features:

- 4 bedrooms, including a suite with balcony
- 3 full bathrooms with bathtub
- Living room with 50 m<sup>2</sup>, fireplace and carved wooden ceiling
- Kitchen equipped with appliances and pantry
- Solid wood central staircase and hall with ornamental details
- Central heating with pellet boiler



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- Closed garage (28.57 m<sup>2</sup>) with automatic gate
  - Ramp with space for more vehicles
  - Garden, small pond and outdoor laundry room with tank
  - Shared well for watering and washes

This is a unique villa, designed for those who value the constructive quality, noble materials and solidity of a house made to last. A rare opportunity in a location with high demand.

#### Location:

Located in the heart of Ermesinde, just a few minutes walk from the train station, buses, supermarkets (Lidl and Intermarché), schools, kindergartens, gyms and all kinds of commerce and services. Excellent accessibility to the main roads to Porto and other areas of the Metropolitan Area.

Schedule your visit and be surprised by the refinement of this house.

#### ComprarCasa Porto Paranhos

"Where Stories End Well."

#### Mission

Our mission is to provide a high quality service, security and transparency in the real estate area, with our client as our main asset. It is intended to be with people, to help make their dreams come true, having our time and tools. We work as a team to achieve the goals of each client, we share information and we are constantly innovating. We collaborate internally and externally in order to achieve the best results.

#### Values

The quality of our services is directly linked to the transparency and commitment we place in each person. We are available for His success. We dedicate our time to creating bonds and relationships of trust. This is our DNA.

Want to buy, sell, rent or invest in a property in Porto, Portugal? Contact us!

We work with the national and international market.

APEMIP: 6412 AMI: 21325

#### Office Hours:

Monday to Friday 9:30 am to 7 pm Saturday 10 am to 1 pm

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Nouveau: Non  
Année: 1987

#### Commun

Chambres: 4  
Salle de bains: 3  
Pied carré fini: 220 m<sup>2</sup>



Dimesions du lot: 350 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: 395/M/00260

