



{lenl}



## Information de l'agent

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

## Détails de l'annonce

Propriété à: Vendre  
Prix: USD 448,344.54

### Location

Pays: Portugal  
État/Région/Province: Braga  
Ville: Vila Nova de Famalicão  
Adresse: Vale (São Martinho)  
Soumis: 11/06/2025

### Description:

3 Bedroom Terraced House | Gated Community | St. Martin's Valley

Discover these magnificent 3 bedroom townhouses, located in a gated community, where comfort and quality of finishes make all the difference.

Privileged Location Inserted in Vale S. Martinho, just 10 minutes from the center of Vila Nova de Famalicão, it combines the tranquility of the surrounding area with the proximity of all everyday amenities.

Excellent Finishes High quality materials, modern and functional design, designed to provide comfort and sophistication.

Large and Bright Spaces Three generous bedrooms, large and bright living room, fully equipped kitchen and well-distributed areas for the best use of space.



Gated Community An exclusive environment with guaranteed security and privacy.

Key features:

Net Area: 227.85 m<sup>2</sup>

Gross Construction Area: 227.15 m<sup>2</sup>

Total Plot Size: 182 m<sup>2</sup>

Typology: T3 Banda

Excellent sun exposure and unobstructed views

Outdoor spaces: Terrace, private garden and closed garage for 2 cars

Interior Distribution:

Cozy lobby

Spacious living room with access to the garden and terrace

Fully equipped modern kitchen with hob, oven, microwave, fridge, extractor fan and Bosch dishwasher

Functional office

2 Bedrooms + 1 Suite with good areas

2 Bathrooms with modern Roca crockery

Finishes and Equipment:

- AC5 floating floor floor;
- Bathroom flooring in stone material;
- Kitchen and laundry floors in ceramic material;
- Opaque and smooth lacquered interior doors;
- Cabinets Wardrobes with lacquered finish on the outside and Cancun linen-type melamine on the inside;
- Kitchen with matt white lacquered fronts and melamine interior, stone or equivalent counter, dishwasher and mixer;
- Bosch Appliances : Hob, oven, microwave, fridge-freezer, extractor hood, dishwasher.
- Sanitary ware from Roca, taps mixers from Bruma, mirror with lighting.
- Blinds in thermo-lacquered aluminum, with motorization;
- Monosplit wall-mounted air conditioning system in bedrooms, office and living room.
- Aluminum frames with thermal break, with RAL7016 color lacquered textured finish;



---

Exterior walls in thermal block;

-6 cm thick capoto system;

-Facade finished in tubular slatted and yellow granite stone.

-Roof- waterproofing with the application of two layers of asphalt fabrics, thermal insulation in XPS with a double cross layer of 40 mm + 40 mm, geotextile blanket and river cobble, including the flashings in smooth lacquered sheet in RAL 7016 color.

Schedule your visit now and come and see your new home!

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!

COMPRARCASA FAMALICÃO is at your entire disposal to help you make the best decision.

If you want to buy or sell your property, count on a COMPRARCASA consultant anywhere in the country! - REF: 261/M/03940

Nouveau:

Oui

**Commun**

Chambres:

3



# IMLIX

**Marché immobilier IMLIX**

<https://www.imlix.com/fr/>

---

Salle de bains:	3
Pied carré fini:	131,1 m <sup>2</sup>
Dimesions du lot:	182 m <sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: 261/M/03940

