



## 4+1 bedroom villa in Leça do Balio, Matosinhos, Porto, in a cul-de-sac, with garage for 3 cars



### Information de l'agent

Nom:	Rui Dias
Nom de compagnie:	ComprarCasa Porto
Pays:	Portugal
Expérience since:	
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 475,000

#### Location

Pays:	Portugal
État/Région/Province:	Porto
Soumis:	15/06/2026

#### Description:

Located in Leça do Balio, Matosinhos, Porto, this 4+1 bedroom villa stands out for its multiple rooms, ideal for large families, for those with children and looking for the safety of a dead-end street, or for those who work from home and need adaptable spaces. With a garage for three cars, good outdoor areas and easy access to the highway, it combines tranquility and functionality in a predominantly residential area.

In an impeccable state of conservation, the result of continuous maintenance, this villa is ready to move in, eliminating any concern with works or additional repair costs. It features a harmonious combination of classic and modern finishes: solid wood flooring, beige lacquered doors with gold hardware, double-glazed PVC windows and a roof in excellent condition.

#### Key features:

- 5 rooms: 4 bedrooms + 1 office (10 m<sup>2</sup>)
- Separate social and private areas
- Kitchen in excellent condition, with balcony and plenty of natural light
- Spacious bathrooms (1 suite + 2 full)



- Garage for 3 cars, with custom-made cabinets and toilet
- Good outdoor areas, including terrace with laundry facilities and direct access to upper floors
- Balcony with excellent light
- Two fronts (north and south), with unobstructed views and great sun exposure
- Central heating and piped gas
- Air conditioning

The villa is distinguished by its generous and versatile areas, which allow the creation of environments adapted to the needs of each family or professional: from additional rooms to receive guests to spaces dedicated to work, leisure or relaxation. The large living room, with a fluid connection to the kitchen, favors coexistence, while the outdoor areas, including terrace and balcony, offer ideal spaces to enjoy outdoors. The garage with integrated storage and additional toilet adds even more practicality to everyday life.

#### Location:

In Leça do Balio, Matosinhos, Porto, in a dead-end and predominantly residential street, just 600 meters from the mainland and with easy access to bus lines and the train station of Leça do Balio (1.8 km). It is surrounded by parks and green areas less than 1 km away, offering quality of life without giving up proximity to services, commerce and main access roads.

Schedule your visit now and find out how this villa can be the ideal space for you.

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#### 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.

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#### Office Hours:

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

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- REF: 395/M/00353

Nouveau: Non  
Année: 1998

## Commun

Chambres: 5  
Salle de bains: 4  
Pied carré fini: 227 m<sup>2</sup>  
Dimensions du lot: 182 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <https://compraracasaporto.pt/virtualtour/moradia-t4-lbalio/>

## Contact information

IMLIX ID: 395/M/00353

