



Detached 3-Bedroom House + Office | Next to Gafanh



Information de l'agent

Nom: mariaoliveiralves
Nom de compagnie:
Pays:
Experience since:
Type de service:
Specialties:
Property Type:
Téléphone:
Languages:
Site web:

Détails de l'annonce

Propriété à: Vendre
Prix: USD 514,240.28

Location

Pays: Portugal
État/Région/Province: Aveiro
Ville: Gafanha da Encarnacao
Adresse: Rua da Escola
Indicatif régional: 3830-470
Soumis: 15/07/2026

Description:

Detached 3-Bedroom House + Office | Next to Gafanha Marina | Gafanha da Encarnação, Aveiro
Private Sale (No Real Estate Agency Involved)

Open House / Viewings

July 18 | 11:00 AM – 4:00 PM
Viewings are by appointment only.

Spacious Family Home with Excellent Natural Light in a Prime Location by the Aveiro Lagoon

We are pleased to present this detached 3-bedroom home with an office, offering 6 rooms across two floors, located in Gafanha da Encarnação, one of the most peaceful and sought-after residential areas in the municipality of Ílhavo.

Set on a 442 m² plot, with a total gross construction area of 272.40 m², this property stands out for its



generous living spaces, abundant natural light, practical layout, and welcoming atmosphere. It is move-in ready and an ideal choice for those seeking comfort, privacy, and an excellent quality of life.

One of its greatest highlights is its exceptional location next to Gafanha Marina and the Aveiro Lagoon (Ria de Aveiro), offering a unique setting perfect for waterfront walks, water sports, and enjoying nature.

The property also includes a 58 m² detached outbuilding, providing multiple possibilities such as an additional garage, workshop, studio, gym, storage area, or entertainment space.

All bedrooms on the first floor feature private balconies, providing plenty of natural light, excellent ventilation, and a pleasant connection to the outdoors.

Location

This property combines peace and convenience in an outstanding location.

Next to Gafanha Marina and the Aveiro Lagoon

Quiet residential neighbourhood with very little traffic

Gafanha da Encarnação South Primary School located on the same street

Close to the local middle school (Years 5–9)

Shops, services, and green spaces nearby

Just minutes from Costa Nova, Barra Beach, Ílhavo, and Aveiro city centre

Excellent access to the main roads

Nouveau:	Non
Condition:	Excellent
Tenanted:	Non

Commun

Chambres:	3
Salle de bains:	3
Pied carré fini:	272 m ²
Dimesions du lot:	442 m ²
Garage sq. ft.:	58 m ²
Floor Number:	1

Room details

Total rooms:	11
Rooms:	Breakfast nook, Master bath, Office, Pantry, Recreation room, Sun room, Walk-in closet, Dining room, Family room
Appliances:	Freezer, Range / Oven, Refrigerator, Washer
Indoor Features:	Attic, Fireplace, Mother-in-law apartment, Security system, Fitted kitchen, Cable ready, Double pane/storm windows
Basement:	None



Utility details

Heating:	Non
Heating Fuel:	None
Cooling Type:	None

Building details

Parking:	Oui
Number of Off Road Parking:	3
Number of Carports:	1
Number of Garages:	1
Building Amenities:	Gated entry, Near transportation, Storage
Outdoor Amenities:	Balcony/patio, Porch, Fenced yard, Garden
Nombre de pieds carrés:	1

Lease terms

Date Available:

Contact information

Téléphone:	+351 (911) 777-410
IMLIX ID:	IX8.708.233

