



## Espinho, 4 bedroom villa 50 meters from the beach



### Ügynök információ

Név:	CARLA MANUELA VIEGAS BENTO
Cégnév:	NEW RESIDENCE
Ország:	Portugal
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	Portuguese
Weboldal:	<a href="https://www.newresidence-lda.com">https://www.newresidence-lda.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 813,074.88

### Elhelyezkedés

Ország:	Portugal
Állam/Régió/Tartomány:	Aveiro
Város:	Espinho
Feladta:	2025. 08. 21.
Leírás:	

Renovated 4 bedroom villa 50 meters from the beach Espinho

We present this unique villa in Espinho, located on Rua 4, just 50 meters from the beach and the city center. Fully renovated with excellent finishes, the property combines modern comfort with the authenticity of its privileged location.

The villa was designed in a versatile way, and can be used as a single-family home or divided into two independent units, ideal for local accommodation, rental or for those looking for additional space for family and friends.

On the main floor we find a large living room and kitchen in an open-space concept, two bedrooms, one of them en suite, and a full bathroom. The basement has two more bedrooms, an equipped kitchen and a bathroom, also benefiting from direct access to the outside. Both floors are connected to a generous terrace, perfect for moments of leisure and conviviality outdoors.

The refurbishment of the property was carried out with high quality materials: OSV 22 roof with natural



titanium zinc, facades covered with capoto and tiles, acoustic and thermal insulation in plasterboard and styrofoam, thermolacquered aluminum frames with double glazing and thermal shutters. Inside, the false ceilings in water-repellent plaster, top quality terrazzo floors by Mikonos, white lacquered carpentry on the upper floor and beech on the lower floor stand out.

The kitchens were equipped with superior quality sinks and countertops and appliances from the TEKA, MEIRELES and POALGI brands, while the bathrooms have suspended crockery, built-in stainless steel taps, resin shower trays, lacquered wood furniture and AZUVI finishes. Air conditioning is provided by BOSCH air conditioning on both floors.

Outside, a stainless steel shower and a well with an emergency pumping system add practicality and add even more value to the property.

With a privileged location, just a stone's throw from the beach and the train station, this villa represents a rare opportunity in the Espinho market.

Schedule your visit now and come and see this unique house up close. - REF: NR00041 -25

Új:	No
Állapot:	Reformed
Built:	1938

### **Gyakori**

Fürdőszobák:	3
Kész négyzetméter:	162 nm
Telekméret:	124 nm

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: NR00041 -25

