



## Casa / Villa T4 em Beduído e Veiros de 258,94 m<sup>2</sup>



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 465,649.17

### Elhelyezkedés

Ország:	Portugal
Állam/Régió/Tartomány:	Aveiro
Város:	Estarreja
Irányítószám:	3860-297
Feladta:	2025. 11. 27.
Leírás:	

4-Bedroom Villa in Estarreja/Aveiro — Privileged View and Peaceful Residential Area

This charming 4-bedroom villa is located in one of the most sought-after areas of Estarreja, on a quiet, exclusively residential street, surrounded by family homes and greenery. Positioned on an elevated plot, it offers an unobstructed view, ensuring privacy, excellent natural light and outstanding sun exposure throughout the day. The property is very well maintained and features several renovations, ideal for families seeking comfort, solid construction quality and a move-in-ready home with no need for further works.

On the ground floor, you will find a welcoming open-plan concept where the kitchen integrates harmoniously with the living and dining areas. The space stands out for its brightness, several windows and a fireplace with a heat recovery system, ensuring comfort all year round. The kitchen is fully equipped and features solid wood finishes, including varnished cabinets, doors and frames, ensuring durability and quality. This floor also includes a defined entrance hall and a full bathroom with bidet and bathtub.

The basement is one of the property's key highlights. Spacious and versatile, it features a large room ideal for family gatherings, informal meals, games or a leisure area, with cabinets and a sink. It also includes a full bathroom with a shower.

On the first floor, a hall distributes the four bedrooms, all with balconies, ensuring excellent natural light



and ventilation. Two of the bedrooms include built-in wardrobes with mirrors, and the main bathroom has a window with a pleasant view, combining comfort, modernity and functionality.

The exterior is equally appealing and versatile. At the front of the house, there is a well-maintained garden area. On one of the sides, there is a ramp leading to an annex in a garage layout, easily convertible into a traditional garage or usable as an office, storage area or multipurpose space.

At the rear of the property, a pleasant leisure area with a closed barbecue and wood oven, complemented by a covered structure and a large outdoor space, allows for the installation of a swimming pool or other outdoor activities.

This villa is ideal for those seeking quality of life, tranquillity, space and comfort, without giving up proximity to the centre of Aveiro and the city's main services.

Privileged location and access:

- Less than 1 km from the centre of Estarreja (supermarkets, banks, pharmacies, shops and essential services)
- Less than 5 minutes from the A1 and A29 entrances, train station and bus stops
- Aveiro ~15 minutes | Barra Beach ~25 minutes | Torreira Beach ~20 minutes
- Primary and secondary schools within <5 minutes

Don't miss the opportunity to visit this unique property — schedule your viewing today!

#ref: 737334

Built: 2003

## Gyakori

Hálósobák: 4  
Fürdőszobák: 3  
Kész négyzetméter: 259 nm  
Telekméret: 430 nm

## Room details

Total rooms: 6

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/ZAZY-T103695/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T103695/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 737334



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

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