



Detached 3-Bedroom House + Office | Next to Gafanh



Ügynök információ

Név: mariaoliveiralves

Cégnév:

Ország:

Experience

since:

Szolgáltatás

típusa:

Specialties:

Property Type:

Telefon:

Languages:

Weboldal:

Hirdetés részletei

Ingatlan:

Eladó

Ár:

USD 514,240.28

Elhelyezkedés

Ország:

Portugal

Állam/Régió/Tartomány:

Aveiro

Város:

Gafanha da Encarnacao

Cím:

Rua da Escola

Irányítószám:

3830-470

Feladta:

2026. 07. 15.

Leírás:

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

Új:	No
Állapot:	Új
Tenanted:	No

Gyakori

Hálósobák:	3
Fürdőszobák:	3
Kész négyzetméter:	272 nm
Telekméret:	442 nm
Garage sq. ft.:	58 nm
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:	No
Heating Fuel:	None
Cooling Type:	None

Building details

Parking:	Yes
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
Emeletek száma:	1

Lease terms

Date Available:

Contact information

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

