



## Villa in the center of Trofa -15 minute from Porto



### Informazioni sull'Agente

Nome: Augusto Portela  
E-mail: [auguport@protonmail.com](mailto:auguport@protonmail.com)  
Nome della ditta:  
Nazione: Portugal  
Telefono: +351 (96) 984-7986  
Languages: English, Portuguese, Spanish  
Sito web:

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: USD 408,072.13

#### Posizione

Nazione: Portugal  
Stato / Regione / Provincia: Porto  
Città: Bougado  
Indirizzo: Rua Heliodoro Salgado  
Pubblicato: 15/08/2025

Descrizione:  
4 bedroom villa in the center of Trofa - 15 minutes from Porto

#### Business opportunity

#### Description:

- Gross construction area: 260 m2
- Total plot area: 587 m2

Three-fronted semi-detached house, located in the city center of Trofa and set in a plot of land measuring 587 m2, comprising 2 floors: ground floor and first floor.

The first floor has an entrance hall of 5 m2, a living-dining room of 25 m2 with access to a balcony, a hallway of 7 m2, a kitchen of 22 m2, two bathrooms and four bedrooms, three of which are around 12 m2 and the other around 16 m2.

The ground floor has a large lounge of around 100 m2, a room of around 20 m2 and a toilet.

This floor could be used as a business (possibly a medical or other clinic) or converted into an apartment.

Outside there is a garden that runs along the three fronts of the house, as well as a closed garage for 1 car



and outbuildings.

It has a well and water from the company.

The property is located in a quiet residential area, just a few minutes from various services and shops and with excellent access to Braga, Porto and Sá Carneiro airport.

Nuovo:	No
Condizione:	Must be reformed
Costruito:	1985

## Comune

Camere da letto:	4
Bagni:	3
Finito piedi quadrati:	260 mq
Dimensione del lotto:	587 mq
Garage sq. ft.:	20 mq

## Room details

Floor Covering:	Hardwood
Basement:	Finished

## Utility details

Heating Fuel:	Electric
---------------	----------

## Energy efficiency

Energy Consumption:	E
---------------------	---

## Building details

Orientation:	NW
--------------	----

## Rental details

Furnished:	No
Pets Allowed:	Sì

## Lease terms

Date Available:	
-----------------	--

## Contact information

IMLIX ID:	IX6.218.560
-----------	-------------



# IMLIX

**Mercato Immobiliare IMLIX**

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

---

