

## Building in the Center of Vila Nova de Cerveira



### Informazioni sull'Agente

Nome:	João Pedro da Silva Vieira
E-mail:	info@invest351.com
Nome della ditta:	Invest 351
Nazione:	Portugal
Experience since:	
Tipi di servizio:	Selling a Property, Buying a Property
Specialties:	Buyer's Agent, Listing Agent, Relocation, Short-Sale, Consulting
Property Type:	Apartments, Houses, Commercial Property, Land lot, Agriculture, Mobile/Manufactured
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Languages:	English, French, Portuguese, Spanish
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 893,451.21

### Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	Viana do Castelo
Città:	Vila Nova de Cerveira
Indirizzo:	Vila Nova de Cerveira e Lovelhe
Pubblicato:	06/12/2024
Descrizione:	4-front building in the center of Vila Nova de Cerveira

This building in horizontal property is a unique opportunity in the charming village of Vila Nova de Cerveira. With a privileged location in the heart of the village, it has the following characteristics:

Ground floor and first floor: 3 bedroom housing with outdoor patio, barbecue and private garage for up to 4 cars. A unique solution in the region.

Second floor: 3 bedroom apartment with independent entrance, ensuring total privacy from the main residence.

Ground floor: Commercial store located on the main street, in an area of great movement and commerce.

Income potential:

Currently, the apartment and the commercial store generate a monthly income, which adds value to the property as an investment opportunity.

Possibilities for valorization:

Ideal for rehabilitation and adaptation to local accommodation or long-term rental, maximizing the potential for return.

Sun exposure: East west, ensuring great light throughout the day.

Location:

Located in the central area of Vila Nova de Cerveira, known as the "Village of Arts" for its Art Biennial, a renowned event that distinguishes the Minho region.

Convenient access:

1 hour from Francisco Sá Carneiro Airport (Porto).

30 minutes from Vigo Airport (Spain) and the magnificent beaches of the region.

A property with great potential, perfect for those looking to invest in an area with high tourist and cultural demand.

Notes:

- We guarantee full and professional monitoring throughout your acquisition process until the deed and after it is completed.

- We take care of your Home Loan financing process, guaranteeing the best proposals on the market, through our Credit Intermediary partner duly authorized by the Bank of Portugal.

Real Estate Mediation - Invest 351

Intermediation of real estate purchase and sale operations in the national and international market.

We make discretion, confidentiality and security our greatest strengths in real estate mediation.

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We have access to the national market, but also to many international investors who are looking for Portugal to invest.

Invest in your dreams,

#Invest351

- REF: 650 - Prédio - Vila Nova de Cerveir

Nuovo: No

Costruito: 2005

### **Comune**

Camere da letto: 6

Bagni: 4

Finito piedi quadrati: 400 mq

Dimensione del lotto: 297 mq

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:

650 - Prédio - Vila Nova de Cerveir

