



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



### Agent Info

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Languages: English, Portuguese, Spanish  
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### Advertentie details

Vastgoed voor: Koop  
Prijs: USD 408,072.13

### Locatie

Aanbevolen Auto Onderdelen: Portugal  
Staat/Regio/Pronvincie: Porto  
Plaats: Bougado  
Adres: Rua Heliodoro Salgado  
Geplaatst: 15-08-2025

### Omschrijving:

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.

Nieuw:	Nee
Conditie:	Must be reformed
Gebouwd:	1985

## Algemeen

Slaapkamers:	4
Badkamers:	3
Afgewerkte vierkante meter:	260 m <sup>2</sup>
Lot Afmeting:	587 m <sup>2</sup>
Garage sq. ft.:	20 m <sup>2</sup>

## Room details

Floor Covering:	Hardwood
Basement:	Finished

## Utility details

Heating Fuel:	Electric
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## Energy efficiency

Energy Consumption:	E
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## Building details

Orientation:	NW
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## Rental details

Furnished:	Nee
Pets Allowed:	Ja

## Lease terms

Date Available:	
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## Contact information

IMLIX ID:	IX6.218.560
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