



## Luxury 5 Bed Villa for Sale in Vila Nova de Famalicao Braga



### Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
Mistlampen:	United Kingdom
Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,114,003.66

### Locatie

Aanbevolen Auto Onderdelen:	Portugal
Staat/Regio/Pronvincie:	Braga
Plaats:	Vila Nova de Famalicao
Adres:	Avenida Eng. Pinheiro Braga, Vila Nova de Famalicao
Postcode:	4760-089
Geplaatst:	05-03-2025
Omschrijving:	Luxury 5 Bed Villa for Sale in Vila Nova de Famalicao Braga Portugal

Esales Property ID: es5553289

### Property Location

Avenida Eng. Pinheiro Braga, 1645  
Vila Nova de Famalicao  
Braga  
4760-089  
Portugal

Reduced all serious offers considered.

### Property Details



With its stunning coastlines, historic sites and laid-back atmosphere, Portugal continues to be one of the most desirable places across the world to be. On offer here is a chance to invest into this mesmerising part of the world with this Luxury Villa.

Excellent villa, with 5 bedrooms, swimming pool, garden, balcony, garage for 3 cars, attic with 4 rooms, wine cellar and gym, in Gavião, Vila Nova de Famalicão.

#### Highlight:

- \* Central heating
- \* Alarm
- \* Electric gates
- \* Video intercom
- \* Oak wood Floors

Elegant and refined villa, consisting of 3 floors, with a social area very distinct from the private area and just 3 minutes from the center of Famalicão.

#### Floor 0

- \* Entrance hall
- \* Spacious living room with fireplace, charming bar, wine cellar and toilet
- \* Laundry room with built-in cupboards, equipped with washing machine
- \* Large games room with snooker table and pool view
- \* Garage with capacity for 3 cars, storage and outdoor parking space with capacity for 6 cars

#### 1st floor

- \* Entrance hall
- \* Office
- \* Large and refined living room
- \* Spacious dining room decorated in neo classic style
- \* Entrance hall to the staircase
- \* Hall of rooms
- \* 4 suites with built-in cupboards and balcony, being the master suite with dressing room and complete bathroom
- \* Washbasin
- \* Kitchen equipped with gas stove, oven, induction hob, built-in cabinets, fridge and freezer
- \* Bathroom service
- \* Combined room (toy library) with access to the outdoor area

#### Floor 2 – Attic with 4 compartments

- \* 2 rooms
- \* Gym with mirrors and machines
- \* Bathroom \* Outdoor

Bedroom \* Swimming pool, gardens, kennel \* Kitchen and changing room with storage, to support the



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pool Close to the main accesses to the Porto/Braga Highway and just 20 from Braga and Porto. Area well served by commerce, supermarkets, services, schools, shopping centers, leisure parks, gardens and gyms.

Famous for its historical buildings, monuments, gardens and fountains Braga is a beautiful city in the heart of the green Minho region where religious devotion in the form of many churches and other symbols of faith lies juxtaposed with the typical bustle of a modern city complete with restaurants, bars and a renowned nightlife, owing in some part to the local universities.

## ABOUT THE AREA

Vila Nova de Famalicão is a Portuguese town with a population of approximately 133,048 inhabitants.

It is between the cities of Braga and Porto with easy access to the motorway close by.

Portugal's third-largest city is an elegant town laced with ancient narrow lanes closed to vehicles, strewn with plazas and a splendid array of baroque churches. The constant chiming of bells is a reminder of Braga's age-old devotion to the spiritual world. Its religious festivals – particularly the elaborately staged Semana Santa (Holy Week) – are famous throughout Portugal. But don't come expecting piety alone: Braga's upscale old centre is packed with lively cafes and trim boutiques, some excellent restaurants and low-key bars catering to students from the Universidade do Minho.

## MAiN FEATURES:

- 559m2 living space
- 2000m2 land plot
- Private pool
- Wine Cellar
- Kennel
- Gym
- Private Garden
- 5 Bedrooms
- 8 Bathrooms
- 3 Car Parking Spaces
- Massive potential in the holiday rental market
- Stunning views
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Portugal
- Many excellent sports facilities, fishing, walking and cycling areas nearby

Contact us today to buy or sell your property in Braga Portugal.

## Algemeen

Slaapkamers:	5
Badkamers:	8



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Afgewerkte vierkante meter: 559 m<sup>2</sup>

## Utility details

Heating: Ja

## Building details

Number of Garages: 3

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.687.682

