



## Detached House T4 in Gavião with 1000m2 of land



### Agent Info

Naam:	Salomé Teixeira
Bedrijfsnaam:	ComprarCasa Famalicão/ Póvoa de Varzim
Mistlampen:	Portugal
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English, Portuguese
Website:	<a href="https://www.comprarcas&lt;br/&gt;a.pt/famalicao">https://www.comprarcas a.pt/famalicao</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 648,149.88

### Locatie

Aanbevolen Auto Onderdelen:	Portugal
Staat/Regio/Pronvincie:	Braga
Plaats:	Vila Nova de Famalicao
Adres:	Gavião
Geplaatst:	13-03-2025

### Omschrijving:

We present this exclusive 4 bedroom villa, located in Gavião, next to the National Road that connects Famalicão to Braga. With a solid construction designed to offer comfort and functionality, this property stands out for its large indoor and outdoor spaces, ideal for both housing and for those looking for a property with business potential.

### Housing Features:

- 4 spacious bedrooms, 3 of which are suites with private balcony
- 4 Bathrooms, all with window, ensuring natural light and ventilation
- Kitchen furnished and equipped with:
  - Electric hob and gas hob
  - Refrigerator
  - Dishwasher
  - Washing machine
  - Ventilator
- Fireplace in the kitchen, with direct access to a large balcony



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Living room of 88.5m<sup>2</sup> with balcony, providing a warm and bright atmosphere  
Pantry and laundry, for greater organization and practicality  
Aluminum frames with double glazing, ensuring thermal and acoustic insulation  
Electric gate and pre-installation of central heating  
Video surveillance system for added security

#### Outdoor Space and Location:

Two warehouses of approximately 300m<sup>2</sup> each, both with toilets, ideal for storage or commercial activity  
Just 4 km from the motorway entrance, making it easy to travel quickly to any destination  
Bus stop in front of the villa, ensuring accessibility and convenience  
Excellent visibility, making the property a strategic opportunity for various purposes

This is the perfect opportunity for those looking for a spacious, functional and well-located property.

Schedule your visit now and discover all the advantages of this incredible villa!

#### NOTE:

- If you are a real estate consultant this property is available for business sharing.
- When visiting this property, please bring your identification document;

#### WHY BUY WITH COMPRARCASA FAMALICÃO?

Because we like to help buyers find their dream home! That's why we work with each client individually, taking the time to understand their lifestyle, needs and desires.

#### WHEN YOU CHOOSE COMPRARCASA FAMALICÃO YOU CAN COUNT ON:

- A specialist professional knowledgeable about the market;
- A partner involved in negotiating in your interest;
- The indispensable tools and systems to speed up the purchase of your home;

#### WE ARE COMMITTED TO HELPING YOU ACQUIRE YOUR HOME THROUGH:

- Definition of your needs and motivations;
- Financial approval;
- Property search;
- Pre-selection of the properties searched;
- Market analysis;
- Support in negotiation;
- Procedural support;
- Accompaniment.

We have a 360° service indoors.

COMPRARCASA FAMALICÃO has specialized professionals ready to provide you with an excellent service! - REF: 261/M/03916

Nieuw: Nee  
Gebouwd: 2003



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## Algemeen

Slaapkamers:	4
Badkamers:	6
Afgewerkte vierkante meter:	710 m <sup>2</sup>
Lot Afmeting:	1000 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: 261/M/03916

