



## House, For Sale, 210m<sup>2</sup>, 4 Bedrooms, 1 Suite, 3 Bathrooms, Semofuridada, 2 Vacancies, Encol, Petrópolis, Poa/ RS



### Agent Info

Naam: António Pereira  
Bedrijfsnaam: ITHLUX  
Mistlampen: Portugal  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Telefoon:  
Languages: Portuguese  
Website:

### Advertentie details

Vastgoed voor: Koop  
Prijs: GBP 600,000

### Locatie

Geplaatst: 08-04-2025

Omschrijving:

Beautiful house of 210m<sup>2</sup> of private area.

It has on the basement floor: 2 pieces for storage, laundry and small covered area patio.

First floor: Porch at the entrance, bathroom, large living room and kitchen.

Second floor: It has 4 bedrooms and a bathroom.

Third floor: large living room for 02 environments, barbecue, toilet and great open terrace.

In front it has a patio with pavement, and can park up to 02 cars.

Located at Av. Ijuí, close to the Pueblo restaurant, close to Av Protásio Alves, Zaffari Protásio and commerce in general.

For more information, availability and schedule of visits, please contact Cintia Bulgari.

IPTU (tax): 10x R\$183,00

\*Value subject to change.

CRECI SP Nº 041632-J

CRECI RS No. 59970-F

Why live in the Petrópolis neighborhood in Porto Alegre

Petrópolis is considered one of the most traditional and well-located neighborhoods in Porto Alegre. It is



---

located close to the city center and has easy access to other regions.

The neighborhood offers a good infrastructure, with several commercial establishments, such as supermarkets, pharmacies, bakeries, restaurants, bars and shops. In addition, it has schools, universities, hospitals and other essential services.

The neighborhood has some green areas and parks, such as Parque Moinhos de Vento (Parcão), where residents can enjoy outdoor activities and leisure time.

Petrópolis offers several leisure and cultural options, with restaurants, bars, theaters and cinemas nearby. In addition, the region is known for its lively nightlife.

- REF: ITH3461

Nieuw:	Nee
Gebouwd:	2010

### **Algemeen**

Slaapkamers:	4
Badkamers:	3
Afgewerkte vierkante meter:	210 m <sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	ITH3461
-----------	---------

