



## listing



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 447,454.48

### Locatie

Aanbevolen Auto Onderdelen:	Portugal
Staat/Regio/Pronvincie:	Viana do Castelo
Plaats:	Vila Nova de Cerveira
Geplaatst:	22-02-2026

### Omschrijving:

Property Description: 3 bedroom detached villa in Vila Nova de Cerveira, Loivo

Discover this charming detached single-storey villa located in Vila Nova de Cerveira, Loivo, which offers stunning views over the River Minho. A unique opportunity for those who value quality of life, tranquillity and contact with nature.

### Main Features:

### Privileged location:

Located in the north of Portugal, in the Minho region.

Just 15 minutes from the A3 motorway junction and 5 minutes from access to the A28.

Close to Galicia and Moledo beach, around 15 minutes away, making travelling and leisure easy.

### Extensive plot:

Area of 1,705 m<sup>2</sup>, offering ample outdoor space for outdoor activities and garden projects. Dimensions of the villa:

Gross area of 230 m<sup>2</sup> and usable area of 236 m<sup>2</sup>, distributed in a functional way. Comfort and conviviality:

3 bedrooms, one of which has a built-in wardrobe for added practicality.

2 bathrooms: a full bathroom with bathtub and a guest bathroom.

Spacious living room and furnished kitchen, ideal for family get-togethers. Outdoor space:

Access to a charming patio with a balcony and stone table for 10, perfect for al fresco dining with



---

panoramic views.

Manicured garden with various ornamental trees, pine trees, fruit trees and vines, creating a peaceful and pleasant environment. Basement area:

Stone-built space that can be adapted for living or leisure.

Includes garage and storage areas, offering additional functionality. Privacy and Leisure:

Fully walled property, guaranteeing security and privacy.

Enough space to install a swimming pool and create a complete leisure area. Natural Resources:

Provides spring water and running water, emphasising sustainability and well-being. Nearby Attractions:

Ecopista do Rio Minho just 700 metres away, ideal for walking and cycling.

Privileged views of nature, including Ilha dos Amores on the splendid River Minho and Spain, providing moments of relaxation and contact with the environment. This villa combines comfort, tranquillity and a privileged location, making it perfect for those looking for a cosy home integrated into nature. Don't miss the opportunity to get to know it and take the next step towards your dream of living in Vila Nova de Cerveira!

About the agency: Created in France in 2008, iad is an innovative real estate agency that promotes a close relationship between consultant and client, guaranteeing professionalism, transparency and personalised support at every stage of the process. With a strong presence in Portugal, we offer quality services at the best price, helping you to realise your real estate goals.

Get in touch to arrange a visit and discover your future home!

"IAD is good for property"

IAD PORTUGAL, S.A. - AMI 11220

#ref: 133385

## **Algemeen**

Slaapkamers:	3
Badkamers:	2
Afgewerkte vierkante meter:	236 m <sup>2</sup>
Lot Afmeting:	1705 m <sup>2</sup>

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/ZAZY-T105324/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T105324/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 133385



IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

---

