



## T3 Villa with Pool Nearing Completion



### Agent Info

Naam: marianeves  
Bedrijfsnaam:  
Mistlampen:  
Specialties:  
Telefoon:  
Languages:  
Website:

### Advertentie details

Vastgoed voor: Koop  
Prijs: USD 513,493.96

### Locatie

Aanbevolen Auto Onderdelen: Portugal  
Staat/Regio/Pronvincie: Leiria  
Plaats: Pombal  
Adres: Aldeia do Rio 94  
Postcode: 3100-013  
Geplaatst: 03-07-2026

### Omschrijving:

T3 House with Pool Nearing Completion | 10 km from Pombal

We present this excellent T3 house nearing completion, located in a quiet village, just 12 km from Pombal and 3 km from the town of Abiul. An ideal opportunity for those seeking a modern, comfortable home with excellent living spaces, in a calm environment surrounded by nature.

The house was designed to provide functionality and quality of life, distributed as follows:

- \* 3 bedrooms;
- \* 4 bathrooms;
- \* Spacious and bright living room;
- \* Fully equipped kitchen with dining area;
- \* Office;
- \* Laundry room;
- \* Garage.

Adjacent to the kitchen, there is a large terrace with a barbecue, perfect for outdoor dining and social gatherings with family and friends, providing a harmonious connection between the interior and exterior spaces.



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Outside, a pleasant leisure area also stands out, comprising:

- \* Heated salted Swimming pool;
- \* Garden;
- \* Covered outdoor area;
- \* Automatic irrigation system;
- \* Well with a water spring.

Equipment and comfort:

- \* Air conditioning;
- \* Ventilation system;
- \* Equipped kitchen;
- \* Modern materials and finishes.

Nieuw:	Ja
Conditie:	Excellent
Renovated:	2026
Tenanted:	Nee

## Algemeen

Slaapkamers:	3
Badkamers:	4
Afgewerkte vierkante meter:	260 m <sup>2</sup>
Lot Afmeting:	400 m <sup>2</sup>
Basement sq. ft.:	85 m <sup>2</sup>
Floor Number:	3

## Room details

Total rooms:	10
Rooms:	Master bath, Office, Dining room, Laundry room
Indoor Features:	Attic, Fireplace, Fitted kitchen
Floor Covering:	Linoleum / Vinyl, Tile
Basement:	Finished

## Utility details

Heating:	Ja
Heating Type:	Heat pump, Wall
Cooling Type:	Wall

## Energy efficiency

Energy Consumption:	A
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## Building details

Parking:	Ja
Number of Off Road Parking:	2



Number of Garages: 1  
Exterior: Stone  
Outdoor Amenities: Balcony/patio, Pool, Sprinkler system, Barbecue area, Fenced yard, Garden, Lawn  
Aantal verdiepingen: 3  
View: Mountain

## Rental details

Furnished: Nee

## Lease terms

Date Available:

## Additionele informatie

Website URL: <https://www.youtube.com/shorts/VXSH3-R0F28?feature=share>

## Contact information

Telefoon: +351 (96535) 213-4

