



## Edifício de traça tradicional para venda em Vila do Conde



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 1,350,158.82

### Location

Country: Portugal  
State/Region/Province: Porto  
City: Vila do Conde  
Posted: May 05, 2025  
Description:

In one of the most sought-after areas of Vila do Conde, stands this **magnificent** **traditional** **building**, which combines the timeless charm of **classic** **architecture** with the potential of a safe and multifunctional investment. With a **privileged** **location**, close to the Municipal Market and surrounded by **shops**, **services** and **excellent access**, this property is the ideal setting for both those looking for housing and those looking to develop a successful business.

With a total area of 1119 m<sup>2</sup>; and 528 m<sup>2</sup>; of constructed area, this building is divided into two distinct and complementary components: a **spacious dwelling** with **ten bedrooms** and two bathrooms, **two living rooms** and two large lounges, with two kitchens, and also **two highly visible commercial premises**, located in a passageway area with easy access. The generous height of the ceilings in all the rooms creates a **spacious**, **bright** and **welcoming** **atmosphere**, perfect for those who value spaces with character and **comfort**.

The living area, in **excellent** **condition**, is ready to move into, offering an excellent quality of life with **spacious rooms** **full of natural light**. The outdoor space includes a **peaceful garden**, ideal for moments of leisure and relaxation, a true refuge within the city, with a generous **parking lot**.



This property is the right choice for those wishing to **combine residence and investment**, taking advantage of the strong commercial potential of the stores on the first floor, while enjoying the tranquillity of a home in a residential area.

**CHARACTERISTICS:**  
Plot Area: 1 119 <sup>m<sup>2</sup></sup> | <sup>sq ft</sup>  
Deployment Area: 264 <sup>m<sup>2</sup></sup> | <sup>sq ft</sup>  
Building Area: 528 <sup>m<sup>2</sup></sup> | <sup>sq ft</sup>  
Bedrooms: 10  
Bathrooms: 4  
Energy efficiency: D

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Lic AMI 9063

Built: 1947

### Common

Bedrooms: 10  
Bathrooms: 4  
Lot Size: 1119 sq m

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/WBID-T9667/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WBID-T9667/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: ls05416

