



## Detached house/ building to be rebuilt in Abraveses



### Agent Info

|                   |                     |
|-------------------|---------------------|
| Name:             | Simone Gomes        |
| Company           | Comprarcasa Viseu   |
| Name:             | Rossio              |
| Country:          | Portugal            |
| Experience since: | 2004                |
| Service Type:     | Selling a Property  |
| Specialties:      |                     |
| Property Type:    | Apartments, Houses  |
| Phone:            |                     |
| Languages:        | English, Portuguese |
| Website:          |                     |

### Listing details

|               |             |
|---------------|-------------|
| Property for: | Sale        |
| Price:        | EUR 385,000 |

### Location

|                        |              |
|------------------------|--------------|
| Country:               | Portugal     |
| State/Region/Province: | Viseu        |
| City:                  | Viseu        |
| Address:               | Abraveses    |
| Posted:                | May 14, 2025 |

### Description:

Old building villa for refurbishment, with a privileged location in Abraveses.

Located in Abraveses, close to the Historic Center of the city, it offers easy access to all urban services, making it very attractive for students, tourists, as well as permanent residents.

In zone H1 of the Viseu PDM, you may have the possibility to build a building from scratch or remodel it into separate fractions.

The property has 2 floors, each with a gross implantation area of 236 m<sup>2</sup>, and consists of:

#### Ground floor:

- Old shops and three closed garages (236 m<sup>2</sup>).
- Garden with patio (80 m<sup>2</sup>).

#### 1st floor:

- Several large rooms with the possibility of being divided into apartments for a total of 236 m<sup>2</sup>.
- Terrace.

An excellent investment opportunity, where investors can count on a fast and excellent rate of return after the refurbishment.

Viseu, a city located in the center-north of Portugal, an hour and a half drive from Porto (about 100km east of the Atlantic Ocean), has a central position in relation to the district. This city has received the seal



of the best quality of life at a national level, cultivating the art of welcoming anyone from anywhere in the world.

With a population of 100,000 inhabitants, the city is a regional economic hub with a strong wine industry (demarcated wine region of Dão), thermal cultural tourism and services. Surrounded by several rivers and mountains, its location focuses on the national map where cultural heritage and gastronomy are some of the main qualities.

Viseu, also known as the "Garden City", due to its green parks and centenary trees, is the stage for cultural events that take place throughout the year.

The region is home to several museums and churches where hospitality is a strong hallmark of the district.

Viseu has a mild climate, however the climate is characterized by hot summers and humid winters.

Thanks to the low cost of living, safety, education, sports and leisure, this city is one of the best places to live and work in Portugal!

- REF: 353/M/02464

Built: 1945

## Common

Bedrooms: 6

Bathrooms: 3

Finished sq. ft.: 399,5 sq m

Lot Size: 80 sq m

## Lease terms

Date Available:

## Contact information

IMLIX ID: 353/M/02464

