



## Casa / Villa T4 em Madalena e Samaiões de 250,00 m<sup>2</sup>



### 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 316,841.78

### Location

Country: Portugal  
State/Region/Province: Vila Real  
City: Chaves  
ZIP code: 5400-574  
Posted: Jul 05, 2025

### Description:

Spectacular House in Portas de Chaves – Comfort, Space and Tranquility!

We present to you a unique house, located at the beginning of the Samaiões road, just a few minutes from the city center of Chaves, ideal for those seeking quality, comfort and space in harmony with nature.

Set on a generous 1,200m<sup>2</sup> plot, this property offers the perfect balance between the tranquility of the countryside and urban proximity, with excellent sun exposure and panoramic views.

### Main features:

#### Functional and versatile basement:

Large garage, installed heating system, two spacious rooms that currently function as storage but with all the potential to be adapted to habitable areas (office, gym, games room, etc.), as well as a bathroom.

#### Elevated ground floor:

Cozy atmosphere with two balconies, 2 bedrooms, spacious living room, equipped kitchen and 2 bathrooms. Access to the attic via glass-insulated stairs, providing thermal and aesthetic comfort.

#### Fully utilized attic:

Two large bedrooms with built-in wardrobes and a walk-in closet, as well as a modern bathroom. Ideal



space for a private area or to host guests with total comfort.

The house stands out for its solid construction, generous areas and family atmosphere, making it perfect for both permanent residence and as a holiday home or investment.

With excellent access, in a quiet but very well-connected location, this is a rare opportunity in the Chaves region!

Commitment to sustainability: architecture designed with principles of energy efficiency and sustainable construction, promoting a more responsible lifestyle.

Created in France in 2008, iad was born from an innovative model that expands the traditional concept of a real estate agency, promoting a close relationship between the consultant and the client. The success of the iad group is reflected in thousands of consultants, online properties and completed deals.

iad is a dynamic digital real estate agency based on professionalism and transparency. As an independent real estate consultant, I have the autonomy to manage my schedule, ensuring personalized support at every stage of the process and quality service at the best price. \*At IAD, we share business with any real estate consultant or agency. We promote properties on more than 250 national and international real estate portals. If you are a professional in the sector and have a qualified buyer client, contact me and schedule your visit.

#ref: 145144

## Common

Bedrooms:	4
Bathrooms:	2
Finished sq. ft.:	250 sq m
Lot Size:	1288 sq m

## Room details

Total rooms:	11
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## Lease terms

Date Available:

## Additional information

Website URL:	<a href="http://www.arkadia.com/ZAZY-T100372/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/ZAZY-T100372/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	145144
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