



## Excellent House for Sale with Great Location – Comfort and Quality of Life



### Agent Info

Name: Aurora Gomes  
Company: ComprarCasa Chaves  
Name:  
Country: Portugal  
Experience since: 2004  
Service Type: Selling a Property  
Specialties:  
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### Listing details

Property for: Sale  
Price: USD 316,841.78

### Location

Country: Portugal  
State/Region/Province: Vila Real  
City: Boticas  
Address: Boticas e Granja  
Posted: Sep 18, 2025

### Description:

Discover this charming villa located in the quiet town of Boticas, where every corner breathes history and serenity. This 4-bedroom property, with 2 bathrooms, features a large land area of 1250 square meters, ensuring space and privacy.

With a gross area of 256.7 square meters and a house area of 165.14 square meters, this villa offers a cozy and familiar atmosphere, perfect for enjoying moments of peace and relaxation.

Located in a historic and picturesque area, this charming property is in excellent condition and has a class A energy certification, ensuring efficiency and comfort. In addition, it is available for sale, making it a unique opportunity in the real estate market.

Enjoy the convenience of having a variety of amenities at your doorstep, such as the Barroso restaurant, just 1 minute away, where you can enjoy delicious cuisine. For a quick meal, Café Bar Fernandes is just an 8-minute walk away, while Pizzaria Cruz is 10 minutes away, perfect for pizza lovers.

Centrally located, this property is within walking distance of public transport, supermarkets such as Pedra



Verde and Padaria Boticas, pharmacies such as Farmácia Galaico, and schools such as Escola Básica do 1º Ciclo de Boticas and Escola Básica do 2º e 3º Ciclo de Boticas, ensuring that all your daily needs are easily met.

Don't miss the opportunity to make this charming villa in Boticas your new home, where history meets modern comfort in a perfect balance. Book your visit now and discover what this hidden gem has to offer. - REF: 322/M/02368

New: No  
Built: 1982

### **Common**

Bedrooms: 4  
Bathrooms: 2  
Finished sq. ft.: 165,14 sq m  
Lot Size: 1250 sq m

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: 322/M/02368

