



{lenl}



## Informações do Revendedor

Name:	Salomé Teixeira
Nome da Empresa:	ComprarCasa Famalicão/ Póvoa de Varzim
País:	Portugal
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	English, Portuguese
Website:	<a href="https://www.comprarcas.a.pt/famalicao">https://www.comprarcas.a.pt/famalicao</a>

## Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 726,000

### Localização

Country:	Portugal
State/Region/Province:	Braga
Cidade:	Vila Nova de Famalicao
Address:	Gavião
Adicionado:	23/10/2025
Informação adicional:	Luxury 4 Bedroom Villa at the City Gates Gavião, Famalicão

We present this exclusive 4 bedroom villa, set in a plot of 1,697 m<sup>2</sup>, which combines elegance, comfort and energy efficiency, located at the gates of the city, next to the entrance to the highway an ideal place for those looking for tranquility and quick access.

On the ground floor, you will find a large living room with 56.07 m<sup>2</sup>, equipped with a fireplace, perfect for family convivial moments. The kitchen, fully furnished and equipped (hob, oven, microwave, fridge and dishwasher), combines functionality and design. Also on this floor, it has two bedrooms, an office, pantry laundry room and two toilets.

On the 1st floor, two large suites and a spacious hall stand out, providing privacy and comfort in every detail.



---

Thermal comfort is guaranteed by air conditioning in all rooms, central heating and boiler for water heating.

Outside, the villa offers a well-kept garden with an irrigation system, an ideal space for the construction of a swimming pool, and an annex with a barbecue that invites you to moments of leisure. It also has 6 photovoltaic panels with energy accumulation battery, alarm, well and closed garage for 2 vehicles with automatic gate.

This is an exceptionally well-maintained villa, designed for those who value quality, comfort and energy efficiency, just a few minutes from the city center.

Come and discover your new home.

Contact us and schedule your visit!

**NOTE:**

- If you are a real estate consultant this property is available for business sharing.
- When visiting this property, please bring your identification document;

**WHY BUY WITH COMPRARCASA FAMALICÃO?**

Because we like to help buyers find their dream home! That's why we work with each client individually, taking the time to understand their lifestyle, needs and desires.

**WHEN YOU CHOOSE COMPRARCASA FAMALICÃO YOU CAN COUNT ON:**

- A specialist professional knowledgeable about the market;
- A partner involved in negotiating in your interest;
- The indispensable tools and systems to speed up the purchase of your home;

**WE ARE COMMITTED TO HELPING YOU ACQUIRE YOUR HOME THROUGH:**

- Definition of your needs and motivations;
- Financial approval;
- Property search;
- Pre-selection of the properties searched;
- Market analysis;
- Support in negotiation;
- Procedural support;
- Accompaniment.

We have a 360º service indoors.

COMPRARCASA FAMALICÃO has specialized professionals ready to provide you with an excellent service!

COMPRARCASA FAMALICÃO is at your entire disposal to help you make the best decision.

If you want to buy or sell your property, count on a COMPRARCASA consultant anywhere in the



---

country! - REF: 261/M/03972

Novo: Não  
Construído: 1998

## Comum

Quartos de dormir: 4  
Banheiro: 4  
Pés quadrados acabados: 263,43 m<sup>2</sup>  
Tamanho do lote: 1697 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: 261/M/03972

