



## 3 bedroom villa with Mountain View on the outskirts of Boticas



### Информация об агенте

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### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 71,500

### Местоположение

Страна:	Португалия
Область:	Vila Real
Город:	Boticas
Адрес:	Ardãos e Bobadela
Добавлено:	09.04.2026

#### Описание:

Discover this 3 bedroom villa located on the outskirts of Boticas, ideal for those looking for comfort, space and tranquility in the middle of natural surroundings. With a total area of 301 m<sup>2</sup>, this property offers excellent potential to adapt to your needs.

The villa is spread over two floors, with a ground floor for garage and storage, and an upper floor consisting of a living room with balcony, kitchen with fireplace, three bedrooms and a bathroom.

The kitchen stands out for the presence of a fireplace, creating a cozy and functional environment, especially on colder days. The solar orientation to the north and west ensures good natural light throughout the day.

Outside, the villa has a terrace and balcony with unobstructed views of the mountain, perfect for leisure time. It also has a garage and storage room, ensuring additional storage space.

One of the great points of value of this property is the existence of a ruin adjacent to the house, to the north, with about 62 m<sup>2</sup>. This space can be used in different ways: as an extension of the living area or



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transformed into a pleasant garden area.

Located a few minutes from Boticas and with easy access to Chaves, this villa combines the serenity of the countryside with the proximity to services and amenities.

Ideal for own housing or investment, this is an excellent opportunity for those who value nature, peace and the potential for personalization. - REF: 322/M/02462

Новый: нет

## Общие

Спальни: 3  
Ванные комнаты: 1  
Готовые кв.м.: 114 кв м  
Площадь участка: 301 кв м

## Lease terms

Date Available:

## Дополнительная информация

Virtual tour URL: <https://nodalview.com/s/37FxNWayTBiBAyi7YAX>  
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## Contact information

IMLIX ID: 322/M/02462

