



## Morada recuperada com jardim e loja no centro de Ovar



### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 725,000

### Местоположение

Страна:	Португалия
Область:	Aveiro
Добавлено:	15.05.2026
Описание:	

In the heart of Ovar you'll find this distinctive villa, in which the authenticity of traditional architecture merges with a profound, careful and highly qualified contemporary intervention.

Spread over several floors and with an intelligent organization of spaces, this property proves to be a versatile and rare solution on the market, capable of responding to different lifestyles and objectives - from family housing to investment with a commercial component.

On the first floor, the social area develops in a fluid and functional way, integrating a contemporary kitchen - fully equipped - with access to the outdoor garden, a large and bright common room and an outdoor toilet, ideal for socializing. On this level there is also an independent commercial area which offers a unique opportunity for additional income or the development of your own business, with total autonomy from the house.

The connection between the floors is made in a harmonious way, leading us to the second floor, where the private area of the house is highlighted and where there are three bedrooms, an elegant boudoir that adds sophistication to the space, as well as a large living room that can take on different functions: from leisure area, office or library, always enveloped in a welcoming atmosphere full of character.



On the top floor there is a multipurpose space that opens the door to creativity, as it is ideal for an atelier, work area, studio or even a retreat area, benefiting from unique privacy and tranquillity.

The property also has a closed garage with capacity for two cars, with a second floor that maximizes storage. There is also an independent warehouse, spread over two floors and currently in a raw state, offering enormous potential for future development, whether for housing expansion, a creative project or investment.

The carefully tended outdoor space has given way to a harmonious garden that invites you to enjoy moments of outdoor leisure in tranquil privacy.

All the work carried out on the villa was marked by a high degree of technical rigor and attention to detail, focusing on the preservation of original elements and the use of noble materials, combined with modern solutions for comfort and energy efficiency.

Located in a central area, this property benefits from its proximity to shops, services and access, while maintaining an authentic and private atmosphere.

**CHARACTERISTICS:**  
Plot Area: 201 m<sup>2</sup> | 2 164 sq ft  
Deployment Area: 153 m<sup>2</sup> | 1 647 sq ft  
Building Area: 306 m<sup>2</sup> | 3 294 sq ft  
Bedrooms: 3  
Bathrooms: 2  
Garage: 2  
Energy efficiency: B-

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LIc AMI 9063

Построен: 2026

## Общие

Спальни:	3
Ванные комнаты:	2
Площадь участка:	201 кв м

## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта: [http://www.arkadia.com/WBID-T11070/?utm\\_cam](http://www.arkadia.com/WBID-T11070/?utm_cam)



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