



# IMLIX

IMLIX Gayrimenkul Pazarı  
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## 3 bedroom detached house in the center of Trofa



### Emlakçı Bilgisi

İsim: Salomé Teixeira  
Şirket Adı: ComprarCasa  
Famalicão/ Póvoa de Varzim  
Ülke: Portugal  
Experience since:  
Hizmet tipi: Selling a Property  
Specialties:  
Property Type: Apartments  
Telefon:  
Languages: English, Portuguese  
Web sitesi: <https://www.comprarcasa.pt/famalicao>

### İlan Detayları

İçin mülk: Satılık  
Fiyat: USD 453,163.55

### Konum

Ülke: Portugal  
Eyalet/Bölge/ Şehir: Porto  
Adres: Bougado (são Martinho e Santiago)  
Yayınlandı: 15.04.2025  
Açıklama:  
Detached House of Excellence in the Center of Trofa

Discover the perfect balance between comfort, sustainability and privileged location in this single-family house, designed in detail to ensure well-being and energy efficiency.

With exceptional sun exposure and high-quality finishes, this home was designed to offer maximum comfort with minimum environmental impact. It stands out for the integration of ecological solutions, such as the rainwater collection and reuse system, with an underground tank of 3,000 liters, ideal for irrigation and use in outdoor taps.

The heat pump with the support of solar panels ensures efficient air conditioning, complemented by a pre-circulation system for hot water that significantly reduces water and energy consumption. It also has electric blinds with adjustable blades, monitorable through a mobile application for intelligent management of interior comfort.

In terms of construction, the villa benefits from Capoto thermal insulation, aluminum frames with double



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glazing and thermal cut, providing high energy efficiency and acoustic comfort.

Inside, the living room and kitchen stand out in open space, large and bright, fully equipped with hob, oven, fridge, extractor fan and dishwasher. All rooms include built-in wardrobes, and the bathrooms feature a contemporary design, with wall-hung crockery, built-in taps and electric towel rails.

The villa is also equipped with an alarm, video intercom, automated garage doors, stove, laundry and other details that elevate its functionality.

Located in the heart of Trofa, just 500 meters from the new Variant to the N14 and 5 minutes from the A3, this location offers quick access to all points of the region. Close to the train and bus station, it is surrounded by a wide range of commercial, educational and leisure infrastructures.

In the vicinity you can enjoy shopping areas, schools, hospital, swimming pools, gyms and the pleasant Parque das Azenhas, next to the river the ideal setting for outdoor leisure moments.

#### NOTE:

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

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- Pre-selection of the properties searched;
- Market analysis;
- Support in negotiation;
- Procedural support;
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Yeni: Evet

Yıl: 2025

## Genel Bilgiler

Yatak odası: 3

Banyo: 4

Bitmiş metrekare: 185 m2

Arazi Büyüklüğü: 355 m2

## Lease terms

Date Available:

## Contact information

IMLIX ID: 261/M/03922

