



Pontinha e Famões - Villa



HOME STAGING V3 a

3
Bedrooms

3
Bathrooms

270
Area (m²)

200
Land Area (m²)

570 000 €
(EUR €)

Brand new 3 bedroom villa in Famões.

Modern villa ready to debut.

An ideal choice for those looking for modern, comfortable and sophisticated living, with all the essential amenities.

It benefits from a privileged location where it offers a wide range of services and commerce.

Distribution by floors:

Floor 0

Fully equipped kitchen, in open space with a double and large living room with the possibility of creating two or more environments.

This space offers large windows that provide abundant natural light in, creating a bright and welcoming atmosphere throughout the house.

Full bathroom.



Broker Mário Miranda

Hello, thank you for your contact.

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AMI 18414

¹ (Call to national fixed network) | ² (Call to national mobile network)



Possibility to make a bedroom/office adaptable to your needs on this floor.
Outdoor space with terrace perfect for receiving family and friends, extending to a garden area with the possibility of placing a barbecue, ideal for moments of leisure and conviviality.
Covered parking for one car and possibility for two more cars in overdraft.

Floor 1

Suite: Luxurious, with a spacious walk-in closet and private balcony.
Bedrooms: 2 bedrooms with built-in wardrobes, one of them with a balcony.
Full bathroom: Modern design with natural light.

Floor -1

Hall, about 85m², with multiple possibilities of use:
Living room, wine cellar, games room, library, storage room, or configured in different environments, adapting to your needs and preferences.

Technical and infrastructure characteristics that improve the quality of life, functionality and appreciation of the property:

Energy efficiency: Large solar panel and water heating system in the basement, with a 300-litre water tank.

Comfort and convenience: Pre-installation of air conditioning (machines not included), electric shutters, except in rooms with balcony and automatic gate.

Customizable finishes: Possibility of building a bathroom on the -1 floor.

Construction quality: Frames with tilt-and-turn windows, which provide adequate ventilation and insulation.

Advantages

Accessibility: Excellent connection to the main roads, facilitating quick and efficient travel.

Environment: Located in a quiet area, providing a serene lifestyle, with total comfort and privacy.

Come and discover your new home, where contemporary design meets functionality, creating the perfect environment to live and receive in style.

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Property Features

- Thermoaccumulator
- Garden
- Energetic certification: In process



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