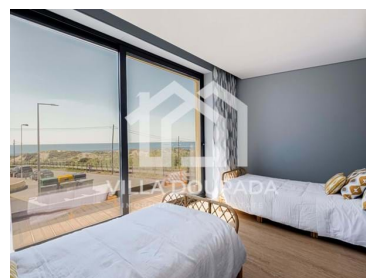
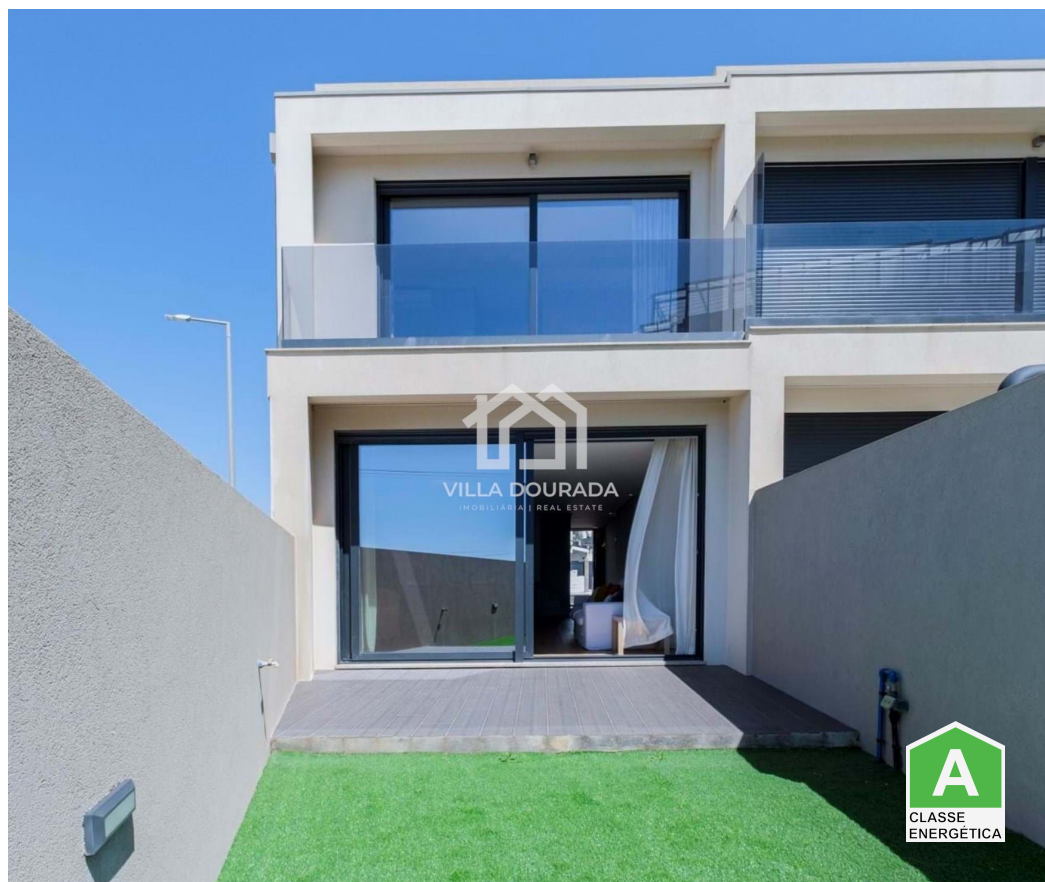




## Vila Chã - Townhouse



 **3**  
Bedrooms

 **3**  
Bathrooms

 **188**  
Area (m<sup>2</sup>)



**525 000 €**  
(EUR €)

### New 3-bedroom villa in Vila Chã, on the seafront.

Here are some details: **Property Description:**

- Tipologia: 3 bedroom villa.
- Localização: Praia de Laderça and Mindelo, Vila Chã.

Features:

**Floors:** The property has 2 floors and a terrace.

**Floor:** On this level, we find a living room with access to the terrace, a large kitchen, a laundry room (occupying part of the garage), an entrance hall and a guest toilet.

**1st Floor:** On the second floor, there is a spacious suite with access to a generous balcony, 2 bedrooms (one of them with views of the sea and dunes), a full bathroom and connecting hallway.

Localização and Access:

**T +351 917 377 236 <sup>2</sup> · E geral@villadourada.pt**  
**Rua de São Lourenço 454, 4430-545 Vilar De Andorinho**  
**AMI 19374**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



202408VD

Reference

Scan the QR code to view the property



□ A location is excellent for those looking for a house close to the beach. Just cross the road and you're in the lovely dunes, on the walkway for a pleasant stroll or enjoying a good beach.

**Distances:**

- Paragem Mindelo metro: 2.6 km.
- Piscinas Vila do Conde municipal: 2.5 km.
- Outlet Modivas: 2.3 km.
- Acesso to the A28 and N13: 3.3 km.
- Vila do Conde: 6.9 km. □ Aeroporto: 16 km.
- Porto: 19.2 km.

This villa offers a perfect combination of comfort, proximity to the beach and ease of access. If you're looking for a home by the sea, this could be your chance!

**# A.S.S. | AGENTES IMOBILIÁRIOS**

**\*(We help make your dreams come true)\***

If you are buying or selling your property, you can count on our support throughout the buying and selling process, as well as after completion.

We believe in our work and are dedicated to responding efficiently to the trust placed in us by our clients.

**##Our Services:**

1. **\*\*Housing Loan Feasibility Analysis (Free of Charge)\*\***
2. **\*\*Clarifications related to the Real Estate Market\*\***
3. **\*\*Valuation of your property\*\***
4. **\*\*Support during and after the property sale and purchase process\*\***
5. **\*\*Possibility of Improvements to Your Property\*\***
6. **\*\*Energy Certification, in Partnership with the Best Professionals in the Market\*\***

**## Questions? We're here for you!**

Get in touch with us. Our team is always ready to help.

With our support, make your dreams come true.

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## Property Features

- Air conditioning
- Laundry
- Video entry system
- Double glazing
- Hydrotherapy Bath
- Terrace
- Built year: 2022
- Proximity: Beach, Shopping, Restaurants, Pharmacy, Schools
- Views: Sea views, Beach view
- quantity of rents at contract signing: 2 rendas
- Furnished
- Kitchen: Fully equipped, Electric hob, Kitchen oven, Dishwasher, Fridge \ Combined , microwave
- Pantry
- Window frames: Double glazing, Simple window frames
- Uninterrupted views
- Fitted wardrobes
- Floors: 2
- Energetic certification: A
- Solar orientation: North, East, West
- Central location
- Guarantees required for lease contracts: 1 rental deposit

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