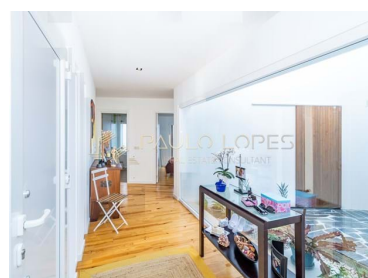




## Marinha Grande - Villa



**4**  
Bedrooms
 **3**  
Bathrooms
 **248**  
Area (m<sup>2</sup>)
 **744**  
Land Area (m<sup>2</sup>)
 **Garage**



**350 000 €**  
(EUR €)

### Detached house of modern architecture

This contemporary architecture villa built in 2022, features a bold style that defies traditional conventions, focusing primarily on social areas. With clean lines and bold geometry, the house stands out as an example of innovative design. Large glass windows flood the social areas with natural light, while the seamless integration between indoor and outdoor spaces creates a sense of fluidity between the living room, kitchen, and outdoor entertaining spaces.

With A+ energy certification, this villa guarantees you extreme comfort and energy savings

Strategically located on a large plot of 744 square meters, it enjoys a serene location, just 2 minutes from the heart of the city. In addition to its convenient proximity to all local amenities, shops, and services, the property is also just steps away from a charming pine forest, providing the opportunity



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



to explore nature through tranquil walks.

- 12 minutes from São Pedro de Moel beach
- 12 minutes from Vieira beach.
- 8 minutes from highway access
- 1h 30m from Lisbon International Airport.

In this house, as we enter, the entrance hall has a large window with a winter garden. In this hall, the house is divided into two distinct zones: on the right, the social area with:

- Kitchen with island.
- Open space room
- Service bathroom
- Garage for 2 cars
- Engine room / laundry room
- Access to attics with natural light that can be used as a bedroom or storage area.

From the entrance hall to the left we have:

- 2 bedrooms with built-in wardrobe
- 1 bedroom with en-suite bathroom
- 1 bathroom to support the bedrooms
- Access to the attic where we have another room that can be used as an office or bedroom
- Large terrace.

The villa has:

- Equipped kitchen (fridge exception)
- PVC frames with double glazing swing stop
- Wooden floor
- Shutters with electrical pre-installation
- Wood burning central heating boiler
- Solar panels for water heating with 300 liter cylinder
- Pre-installation for photovoltaic panels
- Pre-installation of ambient sound system
- Pre-installation of central heating.
- Pre-installation of air conditioning
- Three-phase electrical installation
- Artesian borehole
- Pre installation for future outdoor pool and kitchen

\*We help with the financing process.

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## Property Features

- Terrace
- Furnished
- Floors: 1
- Storage / utility room
- Guest cottage
- Electric shutters
- Automatic irrigation
- Attic
- Central music system
- Solar heating
- Security door
- Solar orientation: South
- Balcony
- Garage
- Built year: 2022
- Laundry
- Video entry system
- Double glazing
- Electric garage gate
- Pantry
- Quiet Location
- Central location
- Sealed land area
- Energetic certification: A+
- Mains water
- Orientation: Exterior



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