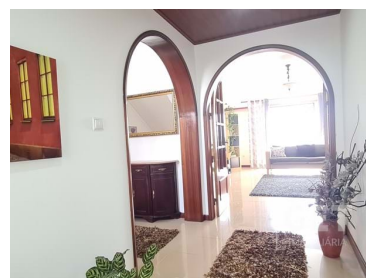







## Sobral de Monte Agraço - Villa



 **4**  
Bedrooms

 **4**  
Bathrooms

 **274**  
Area (m<sup>2</sup>)

  
Garage

**390 000 €**  
(EUR €)

### Semi-detached house - T4 + storage - garage - barbecue and patios

We present this spectacular villa in the center of the village of Sobral de Monte Agraço! With a gross construction area of 274mt<sup>2</sup>, with 60m<sup>2</sup> of patios, which makes all rooms large. On the first floor there are 3 bedrooms, a suite and a full bathroom. On the ground floor, living room with fireplace, equipped kitchen, bathroom adapted for people with reduced mobility, and garage for one vehicle.

In the basement, the ex-libris of this house, a grandiose living room\kitchen with 40mt<sup>2</sup>, a wonderful covered barbecue, with wood oven, access to the terraces with a splendid view over the village of Sobral de Monte Agraço and the historic Fort of Alqueidão das Linhas de Torres.

Also in the basement, there is a guest bathroom, and two storage spaces (which you can transform with the bedrooms) with 10mt<sup>2</sup> and 15mt<sup>2</sup>, respectively.



**Marco Timoteo**

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



The entire property is in an excellent state of conservation, with improvements having been made in recent years, such as the remodeling of the bathroom for people with reduced mobility, the basement kitchen and an island with a capacity of 10 seats, exterior painting.

Come visit and see your new home with your own eyes!

GET Credits, is a credit intermediary registered with the Bank of Portugal under the number 0006163, and can help you obtain the best credit conditions for the purchase of this property.

## Property Features

- Fitted wardrobes
- Terrace
- Built year: 2014
- Drive way
- Storage / utility room
- Video entry system
- Pantry
- Walking distance to beach
- Quiet Location
- Parking space
- Barbecue
- Energetic certification: C
- Mains water
- Fireplace
- Garage
- Floors: 3
- Basement
- Views: Countryside views, Mountain views, Village view
- Double glazing
- Bread oven
- Attic
- Central location
- Closed fireplace
- Uninterrupted views
- Solar orientation: South
- Balcony



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