



MM105/24LOR/AMI

Reference

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## Lordelo do Ouro e Massarelos - Apartment



4  
Bedrooms

3  
Bathrooms

245  
Area (m<sup>2</sup>)

Garage

**725 000 €**  
(EUR €)

### 4+1 Bedroom Apartment | Serralves | Renovated | River and Sea Views | Garage

A renovated 4+1 bedroom apartment in a building with only 3 units, without an elevator, in Foz, near Serralves.

Originally a 6-bedroom apartment, it has been converted into a modern and comfortable duplex 4+1 bedroom apartment with two living rooms.

On the first floor, a south/west-facing living room ensures good brightness and a superb view over Foz. Despite its spaciousness, it maintains a cozy atmosphere with the presence of a heat recovery system.



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AMI 14355

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



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The fully renovated and functional kitchen is adapted to the needs of a family that enjoys gathering, with a dining area facing west. Pantry.

Also on the same floor are two suites. One, very spacious, with a full bathroom. The other, used as an office, with a balcony and also a full bathroom. Both suites have closets.

The entrance hall allows not only distribution to all these spaces but also access to the upper floor.

On this floor, the view is even more superb, overlooking the river and Foz. There is a living room with a sunroom and two large bedrooms, with closets, and storage obtained from the attic space. There is also a full bathroom and a laundry area.

The building also has a common outdoor space for the three units.

It has a 35m<sup>2</sup> garage.

The entire interior has undergone a total reform with a renowned architect from Porto, including plumbing and electrical updates. Over the years, it has been well maintained with regular upkeep. Recently, the entire building was insulated and repainted.

Located on Rua Professor Augusto Nobre, in Porto, just a few meters from the Serralves Foundation, Avenida da Boavista, and Foz do Douro.

A few minutes from the best schools in Porto, the Catholic University, near the Serralves museum and gardens, Pinhais da Foz, and Igreja do Cristo-Rei. Close to shops and services. Good access to the main exits of the city.

A great location, peaceful yet close to everything the city offers.

Energy certification: C

For more information, our team is available



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## Property Features

- Heating
- Thermoaccumulator
- Washing machine
- Proximity: Beach, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Playground
- Renovation year: 2006
- Balcony
- Garage
- Pantry
- Views: Sea views, River view, City view
- Quiet Location
- Uninterrupted views
- Energetic certification: C
- Closed fireplace
- Equipped kitchen
- Fitted wardrobes
- Built year: 1982
- Floors: 2
- Terrace
- Drive way
- Laundry
- Central location
- Walking distance to beach
- Solar orientation: East, West



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