



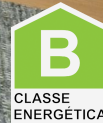
MM389/24ERM/AMI

Reference

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Ermesinde - Apartment



2
Bedrooms

2
Bathrooms

115
Area (m²)

Garage

265 000 €
(EUR €)

2 Bedroom Apartment | Renovated | Balconies | | 2 Fronts | Box 2 cars | Ermesinde

A renovated 2 bedroom apartment with excellent sun exposure (East/West), providing natural light throughout the day. With a total area of 115 m², this property stands out for its quality finishes and is in impeccable condition, like new.

The apartment has a living room with balcony, kitchen open to the living room and laundry. The private area has a suite with a full bathroom, a bedroom and a full bathroom. Both bedrooms have a balcony and built-in wardrobes.

Among the highlights are the excellent finishes, central vacuum, air conditioning in all rooms, solar panels, electric shutters, double glazed window frames and security door. The apartment also



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includes a two-car garage, three balconies, laundry and two full bathrooms. The property will be sold furnished, ready to move in.

Located on the second floor, the apartment has a contemporary design and is located in a privileged area, next to the Citizen's Shop, with easy access to the main roads, shops and services. Just 10 km from the center of Porto, it offers a strategic location for those looking for convenience and comfort.

In an area that has attracted more and more demand due to its proximity to the urban centers of Ermesinde and Porto, as well as the quality of life provided by recently built or well-maintained properties, with good finishes and large spaces.

Well served in terms of services, benefiting from the proximity to the center of Ermesinde, where you can find various types of shops, such as supermarkets, pharmacies, cafes, bakeries and small commercial establishments. In addition, the "Citizen's Shop" of Ermesinde is located in the immediate vicinity, offering access to several public services in one place. The area has primary and secondary schools nearby, as well as some private schools. The area also has easy access to clinics and health centers, ensuring that residents have access to essential medical services.

It is also a well-connected location, both by public transport and by road, namely: by the Ermesinde train station, with frequent connections to Porto and other locations in the northern region; several bus lines that pass through the area, providing connections to Ermesinde, Valongo and Porto; the main roads, such as the A4 and A3, allowing a quick connection to Porto, the airport and other regions.



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Property Features

- Air conditioning
- Equipped kitchen
- Fitted wardrobes
- Central vacuum system
- Access to people with mobility difficulties
- Renovation year: 2020
- Balcony
- Electric shutters
- Garage
- Laundry
- Central location
- Uninterrupted views
- Energetic certification: B
- Security door
- Adapted for wheelchair use
- Solar heating
- Laminated floor
- Furnished
- Proximity: Mountain, Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Schools
- Built year: 2010
- Floors: 1
- Double glazing
- Lift
- Garage Spaces: 2
- Views: Countryside views, City view
- Quiet Location
- Solar orientation: East, West
- Video entry system
- Adapted exterior access to the house



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