



MM417/24FRA/EAI

Reference

Scan the QR code to view the property



## Gulpilhares e Valadares - Apartment



 3  
Bedrooms

 3  
Bathrooms

 345  
Area (m<sup>2</sup>)

  
Garage

**440 000 €**  
(EUR €)

### 3 Bedroom Duplex Apartment | Francelos | LUXURY | Terrace 100m2 | Box | Beach

Exclusive apartment of type 3, duplex, with 3 solar fronts, with an impressive gross area of 344m<sup>2</sup>, on the 2nd floor, with a unique luminosity. Terrace all around the property, contemporary design, built with high quality materials and in excellent condition.

Built in 2007, with no construction and/or maintenance defects.

With sun exposure to the Northwest, East and South, the property has an above-average quality of construction and areas. It offers 197m<sup>2</sup> of floor space, plus 100m<sup>2</sup> of terrace and 54m<sup>2</sup> m<sup>2</sup> of garage.

On the lower floor, it offers two conventional bedrooms with built-in wardrobes, a full support bathroom and two extra wardrobes.



**Edgardo Almeida**

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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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On the upper floor, living room, equipped kitchen, suite with open closet, service toilet and extra wardrobe, with terrace on the 3 solar fronts.

It also offers comfort items such as underfloor heating, central vacuum, electric shutters, kitchen equipped with BOSCH appliances, fireplace with stove, natural wood flooring.

It is in excellent condition, close to the beach, access to the highway, close to the highway, close to the train station, with supermarkets, pharmacy, primary schools and other shops very close. Excellent property, for demanding people, with good taste and looking for quality of life.

For more information and/or visit please contact our team,

## Property Features

- Under floor heating
- Closed fireplace
- Boiler
- Dishwashing machine
- Fitted wardrobes
- Central vacuum system
- Garden
- Floors: 2
- Terrace
- Electric shutters
- Garage
- Electric garage gate
- Laundry
- Quiet Location
- Solar orientation: North, South, East, West
- Video entry system
- Main drainage
- Underfloor
- Fireplace
- Equipped kitchen
- Wooden floor
- Walk-in wardrobe
- Proximity: Beach, Shopping, Pharmacy, Public Transport, Schools, Playground
- Built year: 2007
- With outdoor area
- Double glazing
- Lift
- Garage Spaces: 3
- Pantry
- Views: Sea views, Countryside views, City view
- Walking distance to beach
- Energetic certification: B-
- Security door
- Mains water



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