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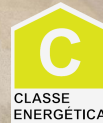
MM163/25ERM/VS1

Reference

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## Ermesinde - Apartment



2  
Bedrooms

2  
Bathrooms

176  
Area (m<sup>2</sup>)

Garage

**265 000 €**  
(EUR €)

### 2+1 Bedroom Apartment | Ermesinde | Terrace | Like New | Balcony | Parking space

2+1 bedroom apartment with a total area of 176m<sup>2</sup>, benefiting from two solar fronts that guarantee exceptional luminosity throughout the day. The property is in excellent condition, without any construction defects or need for maintenance, offering a cozy and ready-to-live-in environment.

Access to a fantastic terrace, equipped with a barbecue, creating the perfect setting for unforgettable moments of leisure and socializing with family and friends. With ample and pleasant space, this terrace allows you to enjoy outdoor dining, celebrate special moments or simply relax at the end of the day, making the most of sunny days.

Well-connected location, both by public transport and by road, namely: by the Ermesinde train



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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.

Main features of the apartment:

- Large entrance hall, with space +1 that serves as an office.
- Large and well-distributed living room, with excellent use of spaces, lots of natural light and access to a pleasant balcony.
- Modern and fully equipped kitchen, including hob, oven, extractor fan, microwave, dishwasher and fridge. It has ample storage spaces and a practical laundry area, ensuring functionality and organization in everyday life.
- Hall of the bedrooms, with full bathroom.
- Two large bedrooms, one of them a suite offering comfort and practicality. Ideal for those who value space and organization.

Other highlights of the property:

- Highlight for video intercom, security door, central heating in all rooms, piped gas, floating floor, electric shutters, are some of the equipment that make this property very refined.

In the basement, the apartment has a parking space and storage.

Building with elevator.

For more information and/or visit, please contact our team without obligation.



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## Property Features

- Gas central heating
- Dishwashing machine
- Fitted wardrobes
- Hydrotherapy Bath
- Built year: 2009
- Terrace
- Electric shutters
- Garage
- Laundry
- Quiet Location
- Video entry system
- Equipped kitchen
- Laminated floor
- Walk-in wardrobe
- Proximity: Shopping, Restaurants, Hospital, Pharmacy, Public Transport, Schools
- Balcony
- Double glazing
- Lift
- Electric garage gate
- Central location
- Energetic certification: C
- Security door



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