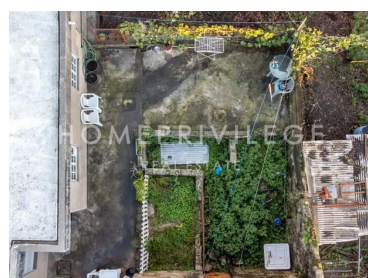




## Pedrouços - Villa



N/A  
CLASSE  
ENERGÉTICA

 **4** Bedrooms    
  **2** Bathrooms    
  **324** Area (m<sup>2</sup>)    
  **242** Land Area (m<sup>2</sup>)    
  Garage    
 **219 000 €**  
(EUR €)

### INVESTORS (for refurbishment) | 4 bedroom villa with 3 floors | Annex | Garage | Pedrouços

It is located in a central area with a huge variety of commerce and services. Due to its proximity to public transport, supermarkets and quick access to the A3, Estrada da Circunvalação and Hospital S. João and, still 12 minutes from the university center, is the ideal solution for investment and still has the possibility of dividing the villa into 2 articles.

The property is in need of total refurbishment. A project had already been submitted to Maia City Council, but the Works Licence expired and was shelved in 2004.

Inserted in the ARU area (urban rehabilitation area), it has a special tax regime that applies to it, namely 6% VAT, IMI and IMT.

**T +351 913 587 295 <sup>2</sup> · E geral@homeprivilege.pt**  
**Rua Dr Joaquim Pires de Lima, 373. 4200-348, Porto.**  
**AMI 20078**

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



## Surrounding area:

- Public transport - 210 meters
- Municipal Stadium - 600 meters
- Schools - 700 meters
- Urban Park - 1 km
- Mainland - 1 km
- Hospital S. João - 1.9 km
- A3 - 3 minutes
- Road of the

circumvalation - 3 minutes We present the best solutions for Housing Credit, simplify and streamline the whole process to have the key of the house of your dreams in your hands!

For more information please contact HomePrivilege - Real Estate.

We build Lasting Relationships!

## Property Features

- Proximity: Airport, Restaurants, City, Hospital, Pharmacy, Schools, Playground
- Garage
- Floors: 3
- Storage / utility room
- Frontline property
- Electric garage gate
- Energetic certification: Exempt
- Terrace
- Built year: Anterior a 1951
- Laundry
- Views: City view, Urbanization view
- Guest cottage
- Parking space

**T +351 913 587 295 <sup>2</sup> · E geral@homeprivilege.pt**  
**Rua Dr Joaquim Pires de Lima, 373. 4200-348, Porto.**  
**AMI 20078**

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