



## Amor - Villa



**3** Bedrooms  
**3** Bathrooms  
**202** Area (m²)  
**413** Land Area (m²)  
**Garage**

**310 000 €**  
(EUR €)

### Detached house

Detached house in excellent condition

Located in a quiet location and in harmony with nature, this villa stands out for a very spacious rear patio and excellent thermal insulation.

Built in 2007, it is in an impeccable state of conservation. With a plot of 413 square meters, the villa has two floors and has high quality exterior insulation, covered with engineered cork.

At the rear, it offers ample outdoor space, ideal for use as a leisure area.

Rooms of the House:  
Ground floor



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**AMI 17184**

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



Entrance hall  
Living room  
Equipped kitchen with dining space  
Service bathroom  
1st Floor

Bedroom with private bathroom (en-suite), wardrobe and balcony  
Bedroom with wardrobe  
Bedroom without wardrobe  
Service bathroom  
Additional features:  
Solar Panels  
Diesel central heating  
Oscillating double glazing window frames  
Home automation (control of blinds and heating)  
Surveillance  
Barbecue  
We help with the financing process.

My name is Paulo Lopes and, for 26 years, I have been building relationships of trust with my clients. I am here to guide you through every step of the process, from research to negotiation, with a special focus on after-sales service, ensuring complete support for your real estate project.

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## Property Features

- Heating
- Dishwashing machine
- Equipped kitchen
- Solar panels pre installation
- Terrace
- Built year: 2007
- Drive way
- Video entry system
- Double glazing
- Electric garage gate
- Barbecue
- Energetic certification: C
- Washing machine
- Fitted wardrobes
- Thermoaccumulator
- Proximity: Airport, Mountain, Beach, Shopping, City, Pharmacy, Schools, Playground
- Garage
- Floors: 2
- Views: Countryside views
- Security alarm
- Electric shutters
- Quiet Location
- Domotics
- Mains water



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