

€650,000 House / Villa - For sale

## Excellent 4 Bedroom house / villa with 18m<sup>2</sup> garden for sale in Foz do Douro, Porto

Portugal » Porto » Foz do Douro » 4150-057

<b>4</b>	<b>6</b>	<b>256m<sup>2</sup></b>	<b>110m<sup>2</sup></b>	<b>18m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Garden



**Contact us today for more information or to arrange a viewing**

+351 221107946 • porto@lucasfox.com • lucasfox.com • Av. Brasil, 330, Porto, Portugal, Portugal

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### OVERVIEW

## 4 bedroom house with approved project, with four suites and garage, in Foz Velha.

4 bedroom house with approved project, with garage and garden, located in the heart of Foz Velha, very close to the Douro riverfront.

The project envisages the construction of a four-storey house (one below the threshold level) with a total construction area of 256 m<sup>2</sup>, spread over four suites, dining room and common room, equipped kitchen, laundry room, storage room and garage. The social area of the house gives access to an outdoor area at the back, measuring around 20 m<sup>2</sup>.

On the ground floor are the common areas of the house: entrance and distribution hall, living/dining room, kitchen, guest bathroom and outdoor garden area, which provides generous natural lighting to the living and dining room. Three skylights are also proposed, two in the living room area and one in the guest bathroom.

The first floor consists of a distribution hall, two suites and stairs leading to the upper floor, where there are two more suites, one of them with a closet.

The basement floor occupies a smaller area than the footprint of the ground floor, thus ensuring the possibility of creating permeable garden areas, ventilation and the entry of natural light into the basement rooms, namely the laundry room and storage room.

The project preserves the construction and period characteristics, with wooden windows framed in stone and roofs with a traditional Marseille tile roof, including the wooden eaves.

Total land area: 110.33 m<sup>2</sup>

Implementation area: 89.59 m<sup>2</sup>

Gross construction area: 193.45 m<sup>2</sup>

Total construction area: 256.35 m<sup>2</sup>

Four floors



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Garden, Private garage, Wooden flooring, Natural light, Storage room, New build, Near international schools, Interior, Heating, Exterior, Equipped Kitchen, Double glazing, Chill out area, Alarm, Air conditioning

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