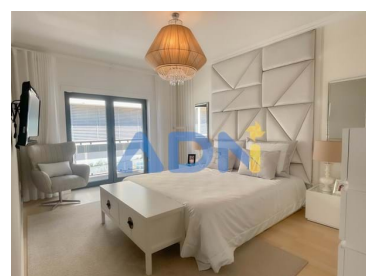




## Castelo Branco - Villa



 5	 5	 402	 487			<b>695 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

## 5 bedroom villa - Your Dream

▮ Modern 5 Bedroom Villa in Castelo Branco - Perfect for your Family ▮

This impressive 5 bedroom villa is available for sale in Castelo Branco, offering the perfect environment for a comfortable family life. Built in 2009, the house has undergone modernization works by the current owners, executed by highly professional construction and furniture companies.

Consisting of a basement with garage, ground floor, first floor and attic, this villa has a variety of features that ensure comfort and convenience. A central heating system is present throughout the house, providing warm warmth during the colder months. In addition, LG air conditioning units have been installed in all important areas, ensuring a pleasant temperature all year round. The house has also been carefully insulated and has triple glazing in the windows for even greater thermal comfort.

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



123040

Reference

Scan the QR code to view the property



Upon entering the house, you will be greeted by a gorgeous light-toned parquet floor, which runs through all the rooms, while the kitchen and bathrooms are tiled. This creates an elegant and contemporary atmosphere throughout the residence.

The total land has a gross area of 487m<sup>2</sup>, while the built area reaches approximately 402m<sup>2</sup>. The villa itself has a surface of 121m<sup>2</sup>, with a gross living area of 247m<sup>2</sup>.

The ground floor offers a functional layout and remarkable features:

- A spacious entrance corridor gives access to the first floor by a staircase. From it, you can reach the living room, kitchen, bedroom, toilet and basement. Two radiators provide additional heating.
- The living room is flooded with natural light and has a generous area of 7.44m x 5.00m, with varying ceilings at heights of 2.70m and 2.45m. The living room has an air conditioning unit, two radiators and a wood-burning fireplace, providing thermal comfort and a cozy space. The French doors let in plenty of natural light, while the heating systems ensure a relaxing and inviting atmosphere.
- The kitchen is spacious and well designed, with real dimensions of 6.60m x 4.50m, allowing the whole family to cook and enjoy meals together. Equipped with an air conditioning unit, a radiator and a wood burner, the kitchen is the perfect place to prepare delicious dishes. Appliances are Hotpoint branded and include an induction cooker, oven, microwave unit, dishwasher and fridge/freezer. There is also a door that leads to the side of the house, where you will find a barbecue and sun protection area.
- The office has been transformed by the current owners into a high-end space with a built-in bed for one person. With dimensions of 2.70m x 4.10m, the bedroom has built-in closets, an expandable computer desk and the bed retracts into the wall. A radiator and an air conditioning unit are present, and the door gives access to the balcony on the south side of the house.
- The toilet is equipped with toilet, bidet, washbasin, shower cabin and towel warmer, with dimensions of approximately 1.85m x 1.90m.

The first floor has the following layout and features:

- A wide internal staircase leads to the first floor, where you will find the rooms through a corridor equipped with a radiator.
- Bedroom 1 (colored curtains): With dimensions of 3.15m x 3.95m, this room features a radiator, air conditioning unit and access to the south balcony.
- Bedroom 2 (blue room): With dimensions of 4.60m x 4.10m, this room offers a radiator, air conditioning unit, built-in closet and access to the south balcony.
- Bedroom 3 (pink room): This room has a private bathroom. With dimensions of 4.17m x 3.58m, the room has a radiator, air conditioning unit, built-in closet and access to the north balcony. The bathroom has approximately 2.00m x 3.70m and is equipped with bath, shower, double sink, towel warmer, toilet and bidet.
- Bedroom 4 (off-white): This is the master bedroom, also with private bathroom. With dimensions of 5.30m x 3.35m, the room has a radiator and access to the north balcony. A corridor of 1.83m x 1.55m with built-in closet leads to the bathroom, with dimensions of 3.14m x 2.85m. The bathroom has a luxurious shower, double sink, towel warmer, toilet and bidet.

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- A second bathroom, with dimensions of 1.96m x 2.10m, has washbasin, toilet, shower cabin and towel warmer.

The attic offers ample space with dimensions of 6.20m x 5.00m, along with a window on the roof. The minimum height is 1.38m, while the maximum height reaches 2.25m. This space is ideal for additional storage, as well as a children's playroom or hobbies area.

The tiled basement benefits from an installed fireplace, providing a cosy atmosphere. The total area measures 12.25m x 11.70m, including a garage of 6.20m x 5.30m. In addition, there is a kitchen of 2.86m x 3.04m, a bathroom of 2.90m x 1.56m and a pantry of 6.60m x 2.90m.

Externally, the property has private passages in the front and sides of the house, ensuring privacy. A beautiful south-facing garden, with approximately 190m<sup>2</sup>, is present at the back of the residence, providing a lovely outdoor space to enjoy.

Ideally located, the villa is at a distance of 600 meters from Pingo Doce, in the center of Castelo Branco, 650 meters from the Hospital, 750 meters from the Afonso de Paiva basic school and 950 meters from the Docks.

Please contact us to clarify any questions or schedule a visit. We are available to help you in this exciting process of acquiring the house of your dreams!

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## Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Fireplace
- Walk-in wardrobe
- Pool
- Proximity: Hospital
- Floors: 3
- Basement
- Video entry system
- Double glazing
- Electric garage gate
- Quiet Location
- Closed fireplace
- Domotics
- Mains water
- Terrace
- Washing machine
- Air conditioning
- Wood burner
- Equipped kitchen
- Gas central heating
- Garden
- Built year: 2009
- Drive way
- Storage / utility room
- Security alarm
- Electric shutters
- Attic
- Central location
- Barbecue
- Energetic certification: B-
- Balcony
- Garage

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