







## Campanhã - Villa



 **4**  
 Bedrooms

 **3**  
 Bathrooms

 **181,5**  
 Area (m<sup>2</sup>)

 **1**  
 Garage

**350 000 €**  
 (EUR €)

## 3-storey villa in Campanhã, Porto: Space, comfort and privileged location

This 3-storey villa, with a gross area of 181.50m<sup>2</sup>, is the perfect choice for those looking for a spacious, functional and well-located home in the heart of Porto. The property stands out for its versatility, with 4 bedrooms spread over the floors, 2 equipped kitchens and a garage with 1 covered and 1 uncovered space.

Distribution of spaces:

- Ground floor: Garage with 1 covered space and 1 uncovered.
- 1st and 2nd floors: 4 bedrooms, 2 kitchens, living rooms and 3 bathrooms, providing flexibility for large families or those looking for independent spaces.

Strategic location:

- S. Roque da Lameira: Quiet residential area with access to various services and amenities.

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 Rua de São Lourenço 454, 4430-545 Vilar De Andorinho  
 AMI 19374

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



25VD010NP

Reference

Scan the QR code to view the property



- Public transport: Metro at 400m, making it easy to travel to any point in the city.
- Commerce: Hypermarket 500m away, schools and other commercial facilities in the vicinity.
- Accessibility: Entrance to the VCI at 750m, ensuring quick connections to other areas of Porto and surroundings.
- Leisure and entertainment: Dragão Stadium and Alameda shopping mall at 1.2km, Parque Nascente at 1.9km.
- Airport: Only 15.60km, ideal for frequent travellers.

This villa is ideal for:

- Large families: Who are looking for space and comfort.
- Investors: Who are looking for a property with the potential to rent or resell.
- Those looking for: Living in a central area of Porto, with easy access to everything the city has to offer.

Don't miss this opportunity to acquire a unique villa, with all the amenities and in a privileged location.

## Property Features

- Laundry
- Storage / utility room
- Outdoor parking
- Balcony
- Energetic certification: D
- Views: Urbanization view
- Pantry
- Garage / parking space
- Terrace
- Floors: 3
- Proximity: Shopping, City, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools

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