

Stunning Villa in the Heart of Coimbra



Pièce d'identité	Maison	Surface du terrain M ²	Price	Chambres à coucher	Salle de bain
LB-9	241 M ²	1210 M ²	€595,000	4	3

Discover your dream home in this exquisite villa, just minutes from the vibrant center of Coimbra. Enjoy the perfect blend of city convenience, serene privacy, and luxurious amenities.

Bedrooms:

- **Master Bedroom:** Spacious with beautiful hardwood flooring, ample built-in wardrobes, and a large window flooding the room with natural light.
- **Bedrooms 2 & 3:** Both are double bedrooms with direct access to a sun terrace offering breathtaking views. Generous storage spaces ensure comfort.
- **Attic Room:** Versatile multi-use space currently set up as an office and extra sleeping area, ideal for guests or hobbies.

Bathrooms:

- **Master Bathroom:** Luxuriously appointed with a full-sized bath, double sinks, and stylish polished concrete tiles.
- **Family Bathroom:** Serving the other two bedrooms, it includes a full-sized bath with a sliding shower screen, a single wash basin, and beautiful embossed tiles.
- **Guest Bathroom:** Conveniently located near the living areas, featuring modern fixtures and a shower.

Kitchen:

A well-designed, spacious kitchen with ample work surfaces and storage. Features a large island, electric

hob, extractor, and space for an American-style fridge. The kitchen window offers a delightful garden view.

Lounge:

A bright and airy L-shaped lounge with hardwood flooring and an open fireplace. Three sets of double doors fill the room with natural light and offer direct access to the garden.

Dining Room:

Perfect for entertaining, the dining room is adjacent to the lounge. It comfortably accommodates a large dining table and is bathed in natural light with lovely views.

Additional Features:

- **Garage:** A huge garage currently used for storage, with potential for various uses.
- **Garden:** Beautifully maintained with established fruit trees, an irrigation system, and plenty of space for outdoor activities.
- **Terrace:** A large sun terrace with stunning views, perfect for relaxing or entertaining.
- **Kennels:** Equipped with facilities for dog lovers, including a large kennel area.

Location:

Situated in Coimbra, Portugal's third-largest city, renowned for its rich history, stunning architecture, and vibrant atmosphere. Close to major highways and rail links, offering easy access to Lisbon, Porto, and the seaside.

This villa combines old-world charm with modern amenities, offering a unique and luxurious living experience. Make this enchanting property your dream home. Contact us today to schedule a viewing!