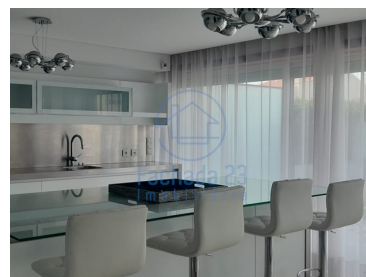




## Gulpilhares e Valadares - Villa



4 Bedrooms   
 4 Bathrooms   
 378 Area (m²)   
 581 Land Area (m²)

**835 000 €**  
(EUR €)

### 4 bedroom villa with swimming pool next to Francelos and Dunas Mar Beach

Discover your Luxury Getaway in Francelos, Vila Nova de Gaia!

Welcome to this stunning, modern 4+1 bedroom villa, where comfort meets elegance. Each room is a suite, providing maximum privacy and luxury.

Characteristics:

- Total Land Area: 581.00 m²
- Gross Construction Area: 378.00 m²



## Distribution of the House by Floor:

### Ground floor:

- Common room with access to the garden
- Fully equipped and furnished kitchen:
- Entrance hall:
- Room:
- Service Bathroom:

### Upper Floor:

- Entrance hall:
- Suite with Built-in Wardrobes:
- Suite with Built-in Wardrobes:
- Suite with Built-in Wardrobes:
- Bedroom transformed into Closet
- Balconies to the east and west

### Basement:

- Closed garage with approximately 50m2
- Laundry
- Plenty of storage cabinets
- Laundry room with engine room

### Exterior:

- Heated pool
- garden
- Grill
- Pergola, where you can enjoy leisure time with family and friends

Located on the second line of the sea, the location of this villa is one of its greatest advantages, offering a perfect combination of privacy and convenience.

All of its rooms also have central heating, electric blackouts and double-glazed frames.

This fantastic villa is equipped with solar panels, alarm, central vacuum, heat pump and sea views where you can enjoy a splendid sunset in the late afternoon.

Located in the parish of Gulpilhares, in Vila Nova de Gaia with Contemporary Architecture, excellent finishes, with 2 fronts, privileging natural light through the large, glazed areas of the house. For car lovers, the closed garage is excellent and is equipped with electric gates, offering security and convenience.

Its strategic positioning provides proximity to schools, healthcare spaces, shopping and service



locations, and highways.  
100mts from Dunas Mar Beach

Don't miss the opportunity to make this house your new home!

## Property Features

- Energetic certification: B-