

# 4 bedroom houses - just a few minutes' walk from the bay/beach of São Martinho do Porto



Reference Id	Area Build	Land Size	Price	Bedrooms	Bathrooms
RV2859	150 M²	– M²	€517,000	4	3

11 independent houses with 2 floors and outdoor area.

Depending on the location, the prices can range from 517,000EUR to 539,000EUR.

The sale price includes: solar panels for hot water, air conditioning and central vacuum.

## PRICES:

House A: 517.000EUR

Plot area: 163m<sup>2</sup>

Roof shed / car shelter: 25m<sup>2</sup>

Houses B; C and J: 539.000EUR

Plot areas: 156.20m<sup>2</sup>; 165.20m<sup>2</sup> and 214.50m<sup>2</sup>

Roof shed / car shelter: 25m<sup>2</sup>

Houses D; F; G; H and L: 519.000EUR

Plot areas: 108.50m<sup>2</sup>; 101m<sup>2</sup>; 91m<sup>2</sup>; 102.30m<sup>2</sup> and 109.20m<sup>2</sup>

Roof shed / car shelter: 25m<sup>2</sup>

House I: 528.000EUR

Plot area: 113.20 m<sup>2</sup>

Roof shed / car shelter: 25m<sup>2</sup>

Construction area of each house: 165m<sup>2</sup>

## DESCRIPTION OF THE HOUSES:

### Ground floor:

Entrance hall, full bathroom accessible to people with reduced mobility, kitchen and living room in an 'open space' concept with access to a balcony.

### Upper floor:

Hallway giving access to the two bedrooms (to the west) and the suite with walk-in wardrobe and private bathroom (to the east). There is also a full bathroom with shower tray, which supports the two bedrooms. The suite has access to an 11.70m<sup>2</sup> balcony.

At this stage of the project you will be able to work with the excellent construction and design team to personalise your new house in São Martinho do Porto.

Here you have everything you need to live a quality life, from restaurants, cafés, pastry shops, shops, hypermarkets, pharmacies, banks, schools and more.

It is just 15/20 minutes from Caldas da Rainha and Alcobaça, a short distance from the region's beaches/Silver Coast, with quick access and 60 minutes from Lisbon airport.

### Energy Class: Exempt\*

\*It is exempt from submitting an energy pre-certificate since, according to the transitional rule (Article 44(1) of Decree-Law 101-D/2020 of December 7), buildings whose licensing procedure has begun and has not been completed before the entry into force of the aforementioned Decree-Law (July 1, 2021) are exempt from applying the requirements set out in Articles 6 to 8.