

1807

Reference

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## São Bartolomeu de Messines - Townhouse



3   
 3   
 213   
 191,9   
 **390 000 €** (EUR €)

### Charming townhouse in São Bartolomeu de Messines

Centrally located, the property offers unparalleled convenience with close proximity to restaurants, supermarkets, and essential services. As you step inside, the ground floor welcomes you with a well-thought-out design featuring two spacious bedrooms, a cozy living room, a dining area, and a fully equipped kitchen. Adding to the convenience are two bathrooms.

Ascend to the upper level for a masterful retreat - a spacious bedroom, a generously sized living room, and a well-appointed kitchen. The first-floor bathroom, complete with a shower and an additional toilet, exudes a luxurious ambiance.

Beyond the interiors, the Townhouse unfolds into a delightful outdoor oasis – a garden that offers a serene space to unwind amidst the lively village center.

T +351 918 063 979 <sup>2</sup> · T +351 918 910 437 <sup>2</sup> · E [infonobleproperty@gmail.com](mailto:infonobleproperty@gmail.com)

AMI 15490

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

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Wooden and parquet floors throughout add a touch of warmth and comfort to the living spaces. Both floors are equipped with a solar system for hot water, central heating with radiators, and two wood-burning stoves connected to central heating. A gas boiler ensures efficient energy usage.

Energy efficiency certificates further attest to the thoughtfulness put into this home – a B for the ground floor and an impressive A for the first floor.

Practicality meets luxury with the inclusion of a cistern for a steady water supply, complemented by electricity, mains water, and sewage services.

More than just a house, this Property embodies a meticulously crafted home that seamlessly combines style, functionality, and a touch of tranquility. Schedule your visit now to immerse yourself in the best of São Bartolomeu de Messines living!

## Property Features

- Heating
- Garden
- Central location
- Energetic certification: A

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