



## Gerês, €280K, Portugal Golden Visa Townhouse

# €280,000

Ref: PW3662

Two Golden Visa eligible semi-detached houses located in the Geres National Park in northern Portugal. Freehold properties that are residentially licensed and part of a lush and green urbanization with swimming pool.

- Pool
- Concierge Service
- Gym
- Central heating
- Closed Condominium
- Alarm
- Storage
- Garden

Telephone: +351 213 471 603  
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Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940

## Property Description

Gorgeous single storey houses located within the Geres National Park and just 40 km (25 miles) from Braga which was voted "Best European Destination 2021"

The houses sit next to the Cávado River and the Salamonde dam offering breath-taking views over the Peneda-Gerês National Park (UNESCO Biosphere Reserve).

Both units are **eligible for the Golden Visa Program in Portugal** and are freehold properties that are residentially licensed.

Investors can choose between renting them on any rental market to whomever they please, or to live in them themselves. These properties are not restricted in terms of owner usage or mandatory fixed operation contracts.

Within this residential complex there are several common areas such as a swimming pool with a large lawn area, a small soccer field and an indoor games/activities area.

Each property has 408 m<sup>2</sup> of private plot, all villas have additional storage rooms and barbecues in an annex outside the housing space.

The location is premium as the outdoor patios have great views and direct access to the swimming pool and the properties comprise a living and dining room, fully equipped kitchen, 2 bedrooms, 1 bathroom, parking space, outdoor patio with storage room and barbecue area.

Both houses are single storey with a mezzanine that offers a second sleeping area. It is possible that during the renovation the upstairs sleeping area can be closed off to make a private bedroom.

House 1 has a construction area of 55.5 m<sup>2</sup>, the mezzanine area will be an additional 18 m<sup>2</sup> and the land plot has a total of 408 m<sup>2</sup>

House 1 has a larger construction area due to a larger outside annex ( 19.5 m<sup>2</sup> outside annex) . Both units have a private internal footprint of 36 m<sup>2</sup> ( Not including the 18m<sup>2</sup> mezzanine)

Both Villas are priced at 280,000 including the value of the works contract and the value of the works contract amounts to 31,000 euro + IVA

**Please contact Portugal Homes today for more information on these unique Golden Visa eligible property options!**

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## Gallery



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## Additional Details

### Attributes

<b>Condition</b> Refurbished
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### Property Features

Pool	Central heating	Storage
Concierge Service	Closed Condominium	Garden
Gym	Alarm	

### New Development Features

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## Development Units

Fraction	Bedrooms	Floor Size	Price
Villa 1	2	55 sqm	€280,000
Villa 2	2	46 sqm	<b>Sold</b>

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## Site Floorplan

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