



€1,150,000

Ref: JL-87346

188 sqm

T3+1 villa with 280 sqm of private gross area, pool, garden and 131 sqm terrace with two parking spaces, located near the Bom Jesus Sanctuary on Av. da República in Braga. Distribut...

- A/C
- Alarm
- Dishwasher
- Electric Blinds
- Washing Machine

Telephone: +351 213 471 603  
Email: info@portugalhomes.com

Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940

## Property Description

T3+1 villa with 280 sqm of private gross area, pool, garden and 131 sqm terrace with two parking spaces, located near the Bom Jesus Sanctuary on Av. da República in Braga.

Distributed across three floors, the house is organized as follows:Basement: garage, 25 m<sup>2</sup> living room, full guest bathroom, laundry room, storage, and service bathroom.

Ground floor: entrance hall, 42 m<sup>2</sup> common living room with direct access to the terrace and pool, kitchen equipped with Bosch appliances, and service bathroom.

Upper floor: bedroom hall, one suite, and two bedrooms supported by a full bathroom.

This property stands out for its modern architecture, excellent sun exposure, and stunning views of the Bom Jesus Sanctuary.

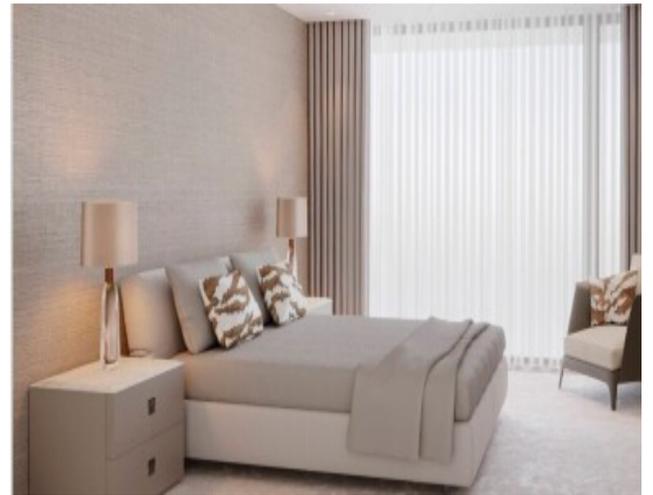
Notable features include high-quality materials and finishes, such as multi-layer oak flooring, Villeroy & Bosch and Geberit sanitary ware, technological equipment for energy efficiency and comfort, including heat pump, underfloor heating, controlled mechanical ventilation, minimalist double-glazed windows, LED lighting, home automation with integrated shutter opening/closing, lighting, air conditioning, and programmable intrusion control, and alarm system.

It also has an electric car charger.

Located just a 12-minute driving distance from the historic center of Braga and a 10-minute walking distance from Bom Jesus, it combines the tranquility of an upscale area with proximity to the city's main points of interest.

About 40 minutes from Peneda-Gerês National Park, 50 minutes from Apúlia beach and Francisco Sá Carneiro Airport, this is a home designed for those who value quality of life, nature, and accessibility.

# Gallery



logo

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## Additional Details

### Property Features

A/C	Alarm	Dishwasher
Electric Blinds	Washing Machine	

## Site Floorplan

