







€579,999

Ref: EVW-047LLE

280 sqm

We present this independent house with spacious areas, consisting of 3 completely independent residences, located in Mar...

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

logo

Property Description

We present this independent house with spacious areas, consisting of 3 completely independent residences, located in Marisol, Quinta da Queimada, 10 minutes from the beaches of Costa da Caparica. Situated on a 690 m² plot, this property offers a distinctive investment opportunity, also being an excellent opportunity for personal residence. The property consists of a 2 bedroom apartment on the ground floor, recently remodeled, a main house on the 1st floor, with attic space, and an independent annex, allowing for rental exploitation or a hybrid model of residence and rental. The main house offers very generous areas, with a living room with fireplace, kitchen with terrace, suite, additional bedroom, full bathroom, and a fully utilized attic with three large bedrooms, one of them about 35 m². The 2 bedroom apartment on the ground floor is fully renovated and the annex functions as a third autonomous unit.
The 690 m² plot also allows for additional appreciation through the use of the outdoor area, with potential for the creation of a garden, pool, or leisure areas, factors that can positively impact the property's value and future income.
Market value estimates for rental potential are as follows: main house – €2,500/month; T2 – €1,300/month; annex – €700/month, representing a potential monthly income close to €4,500, possibly reaching values close to €5,000/month.
The property will be sold without tenants, ensuring complete flexibility for the new owner.
With quick access to the A33, proximity to the Paisagem Protegida da Arriba Fóssil, and high demand for rental and permanent residence, this is a unique opportunity that combines space, versatility, income, and location. Schedule your visit now and discover the full potential of this property.

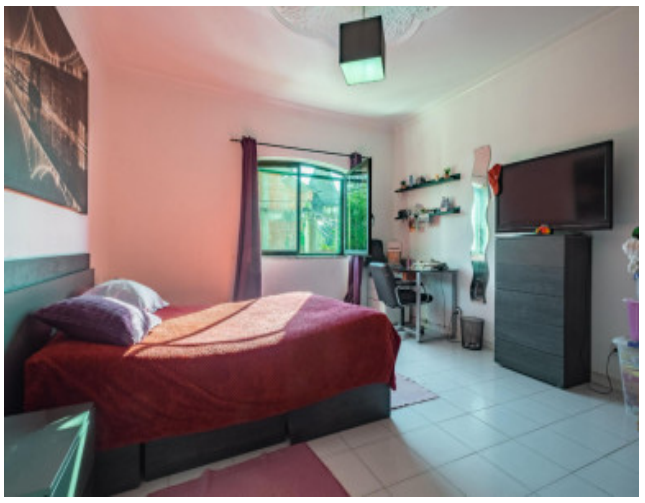
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Additional Details

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Site Floorplan

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