



**€675,000**

Ref: JL-96416

515 sqm

Seafront plot with 515sqm, located in Lavadores, in the Antiga Seca do Bacalhau area, Canidelo, Vila Nova de Gaia. Located next to the Douro Estuary Viewpoint and Nature Reserve, i...

- Sea View

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

## Property Description

Seafront plot with 515sqm, located in Lavadores, in the Antiga Seca do Bacalhau area, Canidelo, Vila Nova de Gaia.

Located next to the Douro Estuary Viewpoint and Nature Reserve, it benefits from privileged views over the mouth of the Douro River.

Set within a subdivision of 17 villas, the plot allows for 350sqm of gross construction area and a maximum footprint of 242sqm.

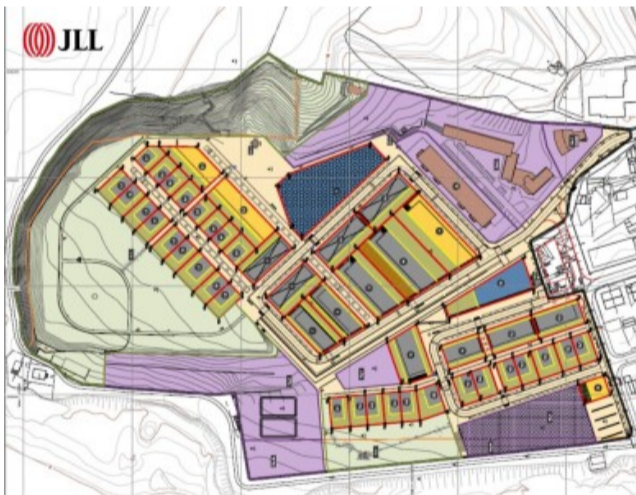
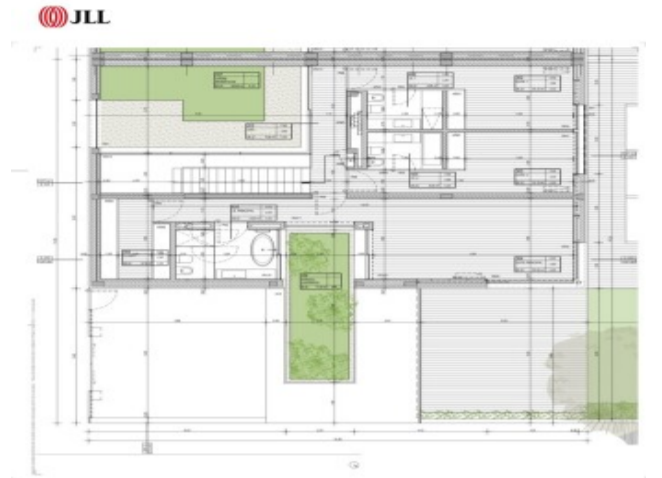
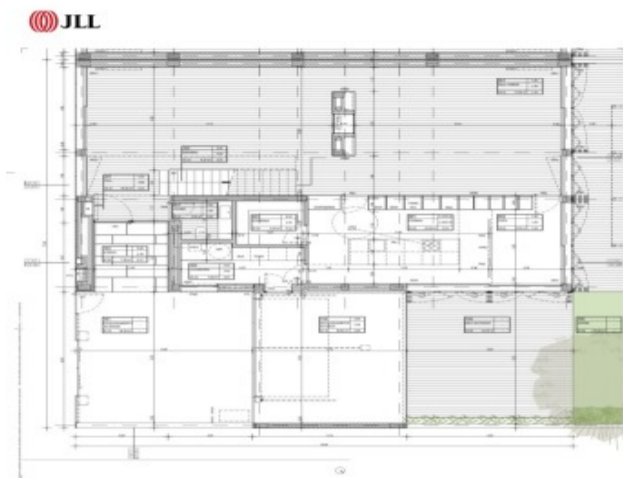
The project, now expired, was developed by architect Frederico Valsassina and envisaged a 3-bedroom villa with three façades, spread over two floors, arranged as follows: On the ground floor, a 74sqm living room, a 35sqm kitchen and breakfast area, pantry, laundry room, guest bathroom, and both outdoor and indoor parking for two cars.

It also included a spacious deck and a 219sqm garden.

On the upper floor, two en-suite bedrooms with 21sqm each and a 50sqm master suite, including a landscaped terrace and an aromatic garden.

Located in a residential area, 2minutes' driving distance from São Paio Park, Lavadores Beach and the Douro Estuary Local Nature Reserve, 15minutes from the centres of Vila Nova de Gaia and Porto, and 25minutes from Francisco Sá Carneiro Airport.

# Gallery



logo

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## Additional Details

### Property Features

Sea View

logo

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## Site Floorplan

