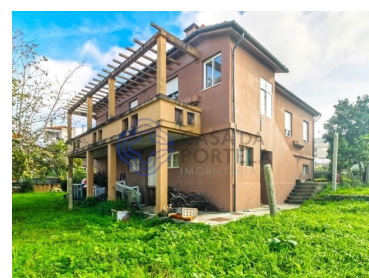




Pedrouços - Apartment



 3

Bedrooms

 168

Area (m²)

499 000 €

(EUR €)

3 Bedroom House To Recover | 336 m² | Maia | Pedrouços

Description House to renovate, with garden...
In Pedrouços, near the Hospital de São João do Porto.

PROPERTY DESCRIPTION:

House set in land with garden and two independent entrances, both at Rua 1º de Dezembro, Pedrouços, Porto.

It is currently in poor interior condition and needs renovation, with potential for rehabilitation and conversion into a 6 bedroom villa.

A 3D project was developed with a construction budget in which it is planned to build a ground floor with a social area and two bedrooms with direct access to the garden and an upper floor with three bedrooms, a bathroom and a suite.

It should be noted that this is a property with a construction date prior to 1951.



Gustavo Melo

+351 910 339 113 ²

gustavomelo@casadaportela.pt

T +351 910 339 113 ² · E contact@infinityhome.pt

Rua Diogo Botelho - Porto
AMI 10340

¹ (Call to national fixed network) | ² (Call to national mobile network)



Excellent opportunity for this to become your family's dream home or if you are an investor, excellent housing opportunity to monetize in renting rooms given the proximity to the university center of Porto.

DESCRIPTION OF THE SURROUNDINGS:

Residential area served by a huge network of road accesses, connected both to the city center and to the Universities, Areosa and Circunvalação. Also noteworthy is the proximity to public transport, such as bus stops, metro stations. The surroundings are served by several supermarkets, schools, health units, pharmacy, among other local services and commerce.

MAIN FEATURES:

- Four-fronted villa consisting of 2 floors - ground floor and first floor
- With access from Rua 1º de Dezembro
- Large garden with excellent sun exposure, water hole and secondary access on the same street.
- Solar orientation: main façade facing east, rear to west, 4-front villa.
- It is currently in poor inner condition but in good outer condition.
- Total ownership without divisions susceptible to independent use (land registry)
- You do not have rental contracts in force (no encumbrances or charges)

GENERAL AREAS:

- Land area - 1400 m2
- Implantation area - 168 m2
- Construction area - 336 m2
- Uncovered area (patio) - 1232 m2

LEGAL AND TAX INFORMATION:

- Property exempt from a license of use because it was built before 1951
- Although it is not in the ARU area, there is the possibility of enjoying tax benefits within the scope of urban rehabilitation, such as 6% VAT, IMI exemption, IMT benefit, IRS, among others (article 45 of the EBF - <https://www.portaldahabitacao.pt/beneficios-fiscais>)

NEARBY POINTS AND DISTANCES:

- 300 m from the 1st CEB / JI Basic School of Pedrouços (5 min. walk)
- 360 m from the 1st CEB / JI Basic School of Enxurreiras (5 min. walk)
- 850 m from the Areosa Roundabout / Circunvalação (10 min. walk)
- 850 m from STCP Areosa bus stop - several lines (10 min. walk)
- 850 m from Millennium BCP Areosa bank (10 min. walk)
- 900 m from the Ring Road (11 min. walk)
- 1.3 km from Lidl Areosa (13 min. walk)
- 1.4 km from Galp gas station (15 min. walk / 5 min. car)
- 1.8 km from Porto University Campus (25 min. walk)
- 1.9 km from São João Hospital Metro (25 min. walk)
- 14 km from Francisco Sá Carneiro Airport (14 min. car)

For easier identification of this property, please always refer to this code: 174141.

If you schedule a visit, bring your citizen card, which will be requested, as well as fill out a visit report.

Thank you very much!



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If you are a real estate consultant, please contact us. We do business with all real estate agencies in the market.

Property Features

- Built year: 1949
- Energetic certification: F
- Solar orientation: North, South



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