

## VDR0043 Town Apartment & Shop, Vila de Rei.



### Key Features

Location	Vila de Rei	Bedrooms	3	House M <sup>2</sup>	110m <sup>2</sup>
Type	Apartment & Shop	Bathrooms	2	Land M <sup>2</sup>	No
		Number of Floors	3	Garage	No
		Kitchen	1	Shop M <sup>2</sup>	55m <sup>2</sup>

Energy Rating **NA**

### Description:

This property offers prime central location. Situated just off the main high street in Vila de Rei, within easy walking access of all local amenities. The property is divided over three levels.

The ground floor licenced shop, in need of some modernisation, is awaiting a new opportunity. It comes with private WC and washroom, has previously been used as a haberdashery shop and would welcome anyone wishing to set up a business in the heart of the old town, Vila de Rei. The shop is accessed directly from the main street and offer 55m<sup>2</sup> of usable floor space. There is a lockable door that gives entry to the apartment above.

The Apartment is accessible by its own communal side entrance. So, the business part and apartment can be used independent of each other. The wide stairway leads to the first floor living area, that consists of a lounge / dining area and kitchen to the left, bedroom number one, which incorporates a walk-in wardrobe and a bathroom with shower adjacent to it.

The second floor is then accessible via the first-floor lounge area, where a feature staircase has been cleverly created. Upon reaching the upper floor, a further two bedrooms can be found, as well as a pleasantly presented bathroom. Across the landing area there is a utility room which currently incorporates a washing machine but could easily be converted into a further small galley kitchen. From the second bedroom, doors lead out on to a small terrace area, where you can relax and look out over the roof tops to the Serra Melrica in the distance.

Throughout the apartment, the current owner has used natural lighting to its full affect, whether by using glass blocks, or by creating open walled features. The property certainly gives the feeling of brightness, with good utilisation of daylight to create the feeling of space.

The property offers any purchaser many options in this emerging and sort after part of the old town. Possibilities could be, either as a shop and apartment for themselves, as a living apartment, with a rental space below or even as an apartment and shop both independent of each other..... the decision would be totally yours.. ??

For full details please contact our sales office either in person, or by calling **Maria on +351 963 850 223** (PT/EN) or **Phil on +44 7501 271 059 / 938 599 579 (EN)**, or visiting our website [www.picotovdr.com](http://www.picotovdr.com)