




Santa Maria Maior - Apartment



 **3** Bedrooms
 **1** Bathrooms
 **64** Area (m²)
 **5** Land Area (m²)

275 000 €
(EUR €)

T1+2 of 64 m² - Veranda - Views of the Miradouro de Graça - Mouraria, Lisbon

Bright 3 bedroom apartment (T1+2) of 64 m², with magnificent open views. The living room overlooks a pleasant wooded square with a view of the Miradouro de Graça and the veranda at the back offers a view of all Lisbon. The last renovation dates back 10 years: some modernization work is to be expected.

Ideal for year-round living or for a pied-à-terre or rental investment opportunity 5 minutes walk from the Martim Moniz metro.

The apartment currently has an AL (alojamento Local) license in its own name. Possibility of long-term rental (12 to 15 K€ per year) or shared accommodation.



Lise Bringer

French, Portuguese, English and German

+351 937 030 356 ² · +33 6 30 10 73 02

lise@arrabellimmo.com

T +351 215 876 793 ¹ · T +351 962 720 585 ² · E contact@arrabellimmo.com

Rua do Sol a Santa Catarina, N°6 1200-455 Lisboa
AMI 15355

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



It is on the 4th floor of a well-maintained building, without elevator, with a wide stairwell.

Access is quick to visit Graça, São Jorge Castle or Baixa. The Mouraria district is one of the most traditional neighborhoods in Lisbon, located between Martim Moniz, Graça, and the São Jorge Castle. Since 2009, this area has been undergoing renovation work to become one of the most interesting tourist and cultural sites in Lisbon, but also a quiet and typical Lisbon place to live.

Also known as the birthplace of Fado, this neighborhood attracts for its multiculturalism and, at the same time, for its traditional character. It remains an easy-going area with a gastronomic offer, but also traditional with typical taverns.

Property Features

- Washing machine
- Equipped kitchen
- Thermoaccumulator
- Built year: 1930
- Conservatory
- Quiet Location
- Solar orientation: East, West
- Balcony
- Dishwashing machine
- Laminated floor
- Proximity: Airport, Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Playground
- Floors: 4
- Views: City view, Garden view
- Energetic certification: E
- Mains water



Lise Bringer

French, Portuguese, English and German

+351 937 030 356 ² · +33 6 30 10 73 02

lise@arrabellimmo.com

T +351 215 876 793 ¹ · T +351 962 720 585 ² · E contact@arrabellimmo.com

Rua do Sol a Santa Catarina, N°6 1200-455 Lisboa
AMI 15355

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