



## Belém - Apartment



2

Bedrooms



1

Bathrooms



60

Area (m<sup>2</sup>)



67

Land Area (m<sup>2</sup>)

369 000 €

(EUR €)

### Apartment T2 of 60 m2 with a garden of 67 m2, Santa Maria de Belem, Lisbon

This charming T2 apartment with a pleasant garden, is located in the Santa Maria de Belem district, very close to the Igreja da Memória, the tropical botanical garden, the botanical garden of Ajuda. It offers a pleasant and peaceful living space, with a sunny and wooded private garden.

The apartment with its outdoor space and location offers a quiet living environment, with an omnipresent nature, a little out of time.

The terrace and garden allow you to spend a large part of the year outdoors. Numerous flowers and trees decorate the space to make it as pleasant as possible. It is possible to create a small vegetable garden in one of the areas of the garden to plant your tomatoes, zucchini, herbs, ....



**Lise Bringer**

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At the bottom of the garden, an annex offers the possibility of creating an office, a workshop, a guest room.

The features of the apartment are:

- An entrance hall of 6 m<sup>2</sup>
- Two bedrooms, one with a large wardrobe, measuring 13 m<sup>2</sup> and 8 m<sup>2</sup> respectively
- A living room with floor-to-ceiling windows overlooking the garden, measuring 20 m<sup>2</sup>
- A kitchen equipped with hob, oven, fridge, washing machine, and dishwasher, with view and direct access to the garden, measuring 11 m<sup>2</sup>
- A bathroom of 3.8 m<sup>2</sup>
- A garden with a small vegetable garden of 57 m<sup>2</sup>
- An annex/workshop of 10 m<sup>2</sup>

The apartment is equipped with heating in all rooms and has interior/external shutters in both bedrooms.

The floors in the bedrooms and entrance hall are made of recently renovated solid wood, while the floor in the living room and kitchen is terracotta tiles.

The apartment is located in a quiet environment, with easy parking and close to all amenities (Lidl, Pingo Doce, Mini Preço, Continente Bom Dia and El Corte Inglés Restelo supermarkets, pharmacies, restaurants). It is also served by many bus lines and tram 15 is an 8-minute walk away.

The monthly charges are €40 for the condominium and €244 per year for the IMI.

## Property Features

- Heating
- Fitted wardrobes
- Gas central heating
- Garden
- Built year: 1920
- Views: Garden view
- Double glazing
- Energetic certification: C
- Washing machine
- Equipped kitchen
- Proximity: Beach, Shopping, Restaurants, Hospital, Pharmacy, Public Transport, Schools
- Terrace
- Floors: rdc
- Lift
- Main drainage
- Solar orientation: North, South



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