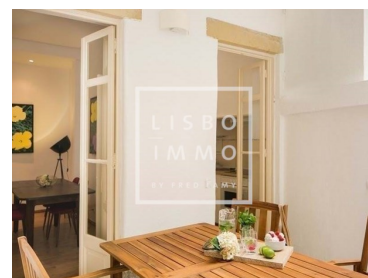




## São Vicente - Apartment



**3** Bedrooms  
**2** Bathrooms  
**97,5** Area (m<sup>2</sup>)



**369 000 €**  
(EUR €)

### Apartment, 83m2, 3 bedrooms, covered terrace of 28m2, São Vicente

Renovated apartment of 83,50m2 with covered terrace of 28m2, 3 bedrooms, in Graca, São Vicente. Near The Castle of St. George, the garden of Cerca da Graça, the Convent of Our de Nossa Senhora da Graça, and the Mercado de Santa Graça, the famous flea market on Tuesday and Saturday.

The apartment is located on the ground floor of a small building of 3 apartments, in very good condition.

You enter the apartment after a few steps. On your left is the living space with its large living room directly open with large windows on the 28m2 covered terrace. The independent kitchen is fully equipped with fridge, microwave, oven, freezer, washing machine, dishwasher. It is right next to it with direct access to the lounge but also to the terrace.

A toilet is located on the terrace.



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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



The other part of the apartment has three bedrooms and a bathroom.

The first bedroom is located directly on the terrace with large windows on it. The second large bedroom is on the street side, although it is very quiet, with very little traffic.

The 3rd bedroom has access through the second, it can also be used as an office or dressing room.

The bathroom has also been completely renovated.

Very bright apartment.

The location is located in front of the shops and restaurants in an ideal area for families and in the center of the city.

Ideal apartment for short term rental.

Sold fully equipped and tastefully furnished.

It is located in the historic Graça district, on Lisbon's highest hill. In this neighborhood, you can discover the true atmosphere of Lisbon and its inhabitants, who coexist in this neighborhood in perfect harmony with the new inhabitants, including foreigners who have been captivated by this prestigious area of Lisbon.

The Graça district is close to the emblematic Castle of St. George, known for the excellent view it offers visitors. There are also two well-known viewpoints in this district, the Miradouro da Graça and the Miradouro da Senhora do Monte.

It is one of the most beautiful and ancient neighborhoods of the city, which saw its population increase after the devastating earthquake that occurred in 1755, when it integrated the communes (now extinct) of Santo André and Santa Marinha.

Today, Graça is a very rich and diverse district, offering squares, viewpoints and buildings ranging from the simplest residence to the most imposing palace. It is a historic area that reminds the locals, but also foreigners, due to its soul, its historical value and its location.

We share with all real estate / professionals on a 50% / 50% basis.

#### **\*\*VISITS WITH PROTOCOL – PROPERTY INHABITED\*\***

As the property is not inhabited, the person responsible for the property is the only one who has the keys. Visits to the property are possible with restrictions and a protocol, a minimum distance of 2 meters between each person will be respected during the visit. Only one visit is possible per day, with a maximum of 2 people per client. Thank you for your understanding by respecting these conditions we put everything in force to respect the instructions set up by the Portuguese authorities.



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## Property Features

- Built-in closets
- Social bathroom
- Garden
- Central location
- Terrace
- Good condition
- Renovated
- Floor: 1
- Wooden floor
- Equipped kitchen
- Private condominium
- Energetic certification: C
- Furnished
- Modern
- Ground floor



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