

€590,000 House / Villa - Sold

## Outstanding villa for sale located close to the Ribeira Sacra and a short distance to the city centre of Ourense, Galicia

Spain » Galicia » Ourense » 32792

<b>7</b>	<b>9</b>	<b>1,226m<sup>2</sup></b>	<b>12,769m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



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### OVERVIEW

## Magnificent well built property with a private plot measuring a little over a hectare, stunning views of the mountains and valleys.

We find this well-built home from the late 1970s and partially renovated in the 1990s with good quality throughout, fantastic wood finishes on the interiors and built by a well-known architect from the city of Ourense.

The home on a hilltop with stunning south-facing orientation benefits from lots of natural light all day and views of the mountains overlooking the valleys. Towards the west, the property offers breathtaking sunsets.

The exterior measures a total of 12,769 square metres, completely private, a stunning landscape filled with mature ornamental and fruit trees, lovely outdoor terraces, walking pathways and a fronton court.

The property owners named the property "Villa Roca". Before building the villa, at the top of the hill they found extensive granite stone. When they started building the home and laying out the base of the property, they took advantage of the stone to create the ground floor of the property. Here we find the large family room, the stunning wine cellar, and exercise room and exterior barbecue area.

Upon entering the property, there is a path that leads to the entrance of the home. From this path, we see the lovely gardens, providing a friendly, warm welcome. Once on the level above, we have an exterior parking area for 4-5 cars. There we see the stairs to the welcome terrace that leads to the entrance hall of the villa.

As we enter the villa, we are welcomed by the entrance hall that leads to all levels covering five semi-levels of space.

Once inside the home, on the main floor we have the kitchen area, a small dining area, three en-suite bedrooms, a cinema room, two more bedrooms and a bathroom. On the first floor, we find the living room, sitting area, dining area, games lounge, also the master bedroom with a small sitting area. On the second floor, we will find the study, office and library, with a small bedroom and bathroom. These areas offer high vaulted ceilings which provide a warm ambience.



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Mountain views, Terrace, Garden, Jacuzzi, Private garage, Gym, Wooden flooring, Period features, Natural light, High ceilings, Parking, Well, Walk-in wardrobe, Views, Utility room, Transport nearby, To renovate, Storage room, Service entrance, Playroom, Playground, Pet-friendly, Library, Home cinema, Heating, Gourmet lounge, Fireplace, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Barbecue, Balcony, Alarm, Air conditioning

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The most charming area is the ground floor. We find the large winter dining area with the Galician type fireplace "Lareira", lounge, sitting area and bar. Perfect for holding events and gatherings. There is also garage parking for two cars and a small gym area. Here you will find a separate staircase that leads the fabulous all stone wine cellar. All levels benefit from access to the exterior terraces with lovely views of the garden.

Only requiring some updating, this property would make a great home and investment.

It would be suitable for a large family looking to relocate to Galicia, business owners looking to have a base in the south of Galicia, where friends, colleagues and clients can gather, or an entrepreneur looking to buy this home and convert it into a small boutique hotel.

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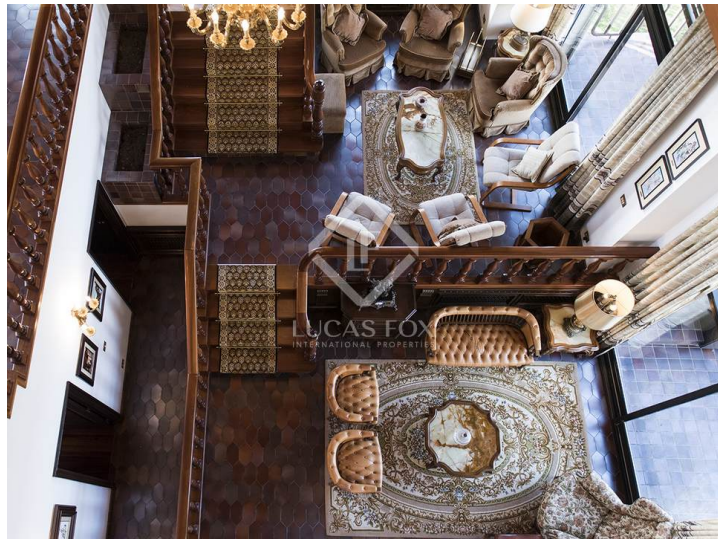
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