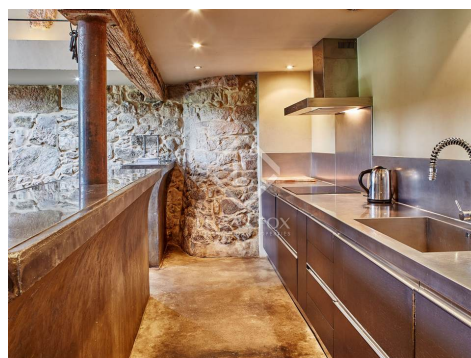
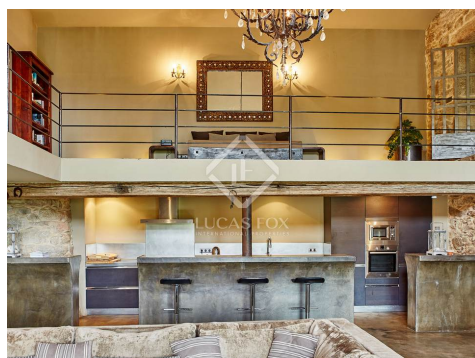


€695,000 House / Villa - Sold

Beautifully restored country house for sale in Rias Altas, Galicia

Spain » Galicia » Pontevedra » 15287

4	3	457m²	1,715m²
Bedrooms	Bathrooms	Floorplan	Plot size



Contact us today for more information or to arrange a viewing

+34 886 908 295 • vigo@lucasfox.es • lucasfox.com • Calle Velazquez Moreno 17, Planta 2, Vigo, Spain

€695,000 House / Villa - Sold

Beautifully restored country house for sale in Rias Altas, Galicia

Spain » Galicia » Pontevedra » 15287

4 Bedrooms **3** Bathrooms **457m²** Floorplan **1,715m²** Plot size

OVERVIEW

Outstanding restored historic country house for sale 30 minutes from Santiago de Compostela and 3 km from beautiful beaches.

Located in the Rias Altas area of Galicia, in the village of Roo de Abaixo and just 30 minutes from Santiago de Compostela, we find this exceptional, fully renovated Classic Galicia Style Stone house for sale. The property is close to a large natural forest where you can find pretty streams and hiking trails. The location is idyllic; immersed in the countryside and enjoying stunning far-reaching views, yet just 5 minutes by car from local amenities and 3 km from gorgeous beaches, Ría de Muros & Noia, which has over 60 white-sanded beaches along its way.

The home is located on an elevated, south-east facing plot comprising a wonderful 1,700 m² garden with a pool, an outdoor dining and entertaining area, a parking area and many charming spots to enjoy time with family and friends.

The house dates back to the early 1900s and was fully refurbished and designed with painstaking attention to detail by the current owner in 2007; satisfying all current requirements and with eco-friendly features.

On entering the home, we find the reception area and the games room. Towards the left we have the grand living and dining room with ceilings that are almost 5 metres high, exposed stone walls and beautiful high-end finishes. A fully equipped kitchen with a breakfast bar completes the area. Two double bedrooms and a large bathroom are found along the hall and a utility room and guest toilet are also located on the ground floor.

On the first floor we find a fantastic walk-through mezzanine area that overlooks the ground floor and leads to another sleeping area. Here we find 2 double bedrooms and an elegant complete bathroom.

With a wood burning fireplace, underfloor heating throughout the whole house and good quality double glazing windows and doors, the property has achieved a C rating for energy efficiency.

This property would make a superb holiday home or a sound investment as it has a rental licence for tourists and holidaymakers generating a good rental yield, being an established business at the highest end of the rental market. Furthermore, summers are usually fully booked and it outperforms the competition year after year.



lucasfox.com/go/vig16399

Mountain views, Terrace, Swimming Pool, Garden, Period features, Period Building, Natural light, High ceilings, Underfloor heating, Parking, Views, Utility room, Tourist License, Storage room, Playroom, Pet-friendly, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Barbecue, Balcony, Alarm

Contact us today for more information or to arrange a viewing

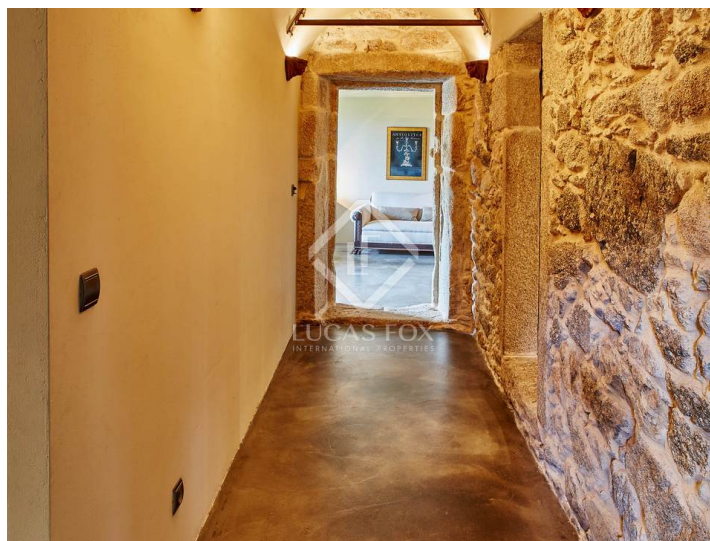
+34 886 908 295 • vigo@lucasfox.es • lucasfox.com • Calle Velazquez Moreno 17, Planta 2, Vigo, Spain

€695,000 House / Villa - Sold

Beautifully restored country house for sale in Rias Altas, Galicia

Spain » Galicia » Pontevedra » 15287

4 Bedrooms **3** Bathrooms **457m²** Floorplan **1,715m²** Plot size



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

Contact us today for more information or to arrange a viewing

+34 886 908 295 • vigo@lucasfox.es • lucasfox.com • Calle Velazquez Moreno 17, Planta 2, Vigo, Spain