

€1,100,000 House / Villa - Sold

## Two country homes with an active rental business for sale in the Rias Altas-Galicia

Spain » Galicia » Pontevedra » 15287

8	6	780m <sup>2</sup>	2,400m <sup>2</sup>
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

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**Two beautifully renovated country houses, an excellent investment opportunity generating a 6-7% yield per year.**

Located in the Rias Altas area of Galicia, in the town of Roo de Abaixo and just 30 minutes from Santiago de Compostela, we find these exceptional, fully renovated country homes for sale. The properties are meters from a 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.

Both homes are located on an elevated, south-east facing plot comprising a wonderful 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 homes date back to the early 1900s and were fully refurbished and designed with painstaking attention to detail by the current owner in 2007; satisfying all current requirements and with eco-friendly features such as solar panels.

**Casa Roo:** 325m<sup>2</sup> Built and a 690m<sup>2</sup> plot. Renovated in a French Provencal style.

On entering the home, we have an eat-in kitchen with a living room and a small hallway that leads to the games room. On the first floor there are two bedrooms and a bedroom with en-suite bathroom and a balcony overlooking the front garden. On the top floor we have a small chill-out lounge section.

**Casa Piloto:** 457m<sup>2</sup> built and a 1.715m<sup>2</sup> plot. Renovated, all stone historic county home.

On entering the home, we find the reception area and the games room. To 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.

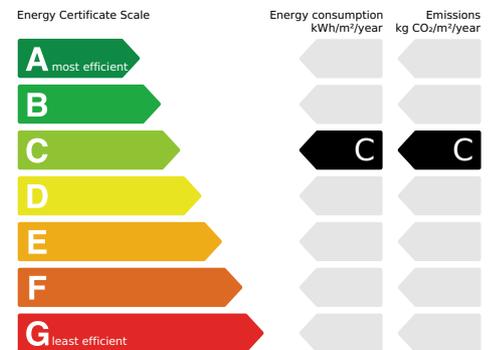
On the first floor we find a fantastic walk-through mezzanine area that overlooks the ground floor and leads to another sleeping area. Here we find 2 double bedrooms and an elegant complete bathroom.

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.



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Mountain views, Terrace, Swimming Pool, Garden, Wooden flooring, Period features, Period Building, Natural light, High ceilings, Underfloor heating, Parking, Views, Utility room, Tourist License, Storage room, Solar panels, Playground, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area



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## **Two country homes with an active rental business for sale in the Rias Altas-Galicia**

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.

The homes are being sold with the full operating business, website, guest list, and licenses.

Please contact Lucas Fox for more details.

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