

€1,500,000 Country house - For sale - Reduced Price

## Country house for sale with a large private property measuring a total of of 3.5 hectares in Marcon, Pontevedra.

Spain » Galicia » Pontevedra » 36158

**9** Bedrooms    **3** Bathrooms    **1,514m<sup>2</sup>** Floorplan    **35,000m<sup>2</sup>** 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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### OVERVIEW

**Galician type historic farmhouse to renovate with multiple built areas, dating back to late 1800s with a large plot, privacy and located a short driving distance to the city centre of Pontevedra.**

This particular Galician stone farmhouse located a short driving distance to the city centre of Pontevedra and conveniently located close to highways that connect to the Rias Baixas coastline and the rest of Galicia.

The main features are its vast private plot size measuring 3.5 hectares of private rustic land, the annexe buildings with the potential to convert into more dwellings or an equestrian property.

The first stones of the property date back to the late-1800s. The garden area features lovely outdoor terraces, chill-out areas, a beautiful river stream with its watermill and spring, original fountains & ponds with unique original features. There are many storage areas, annexe buildings that need complete renovation and a few ruins to bring back to life again.

The main house measures 336 sqm of built area, it requires renovation and has enormous potential to update and improve, also with original features.

We enter the house via the ground floor, where we find the entrance hall. On this level, we have the grand living and dining room with high ceilings measuring almost 4 metres, the kitchen area, a lounge section with its fireplace.

On the first floor, we find the sleeping area with good-sized bedrooms, all featuring the garden area's views and lots of natural light. On the second level, we find the attic used for storage.

Outside we find multiple built areas used for storage and farming materials, including a hen house.

Also on the same plot, a smaller villa measuring 198 sqm, perfect for a guest house. The villa dates back to the early 1960s; it features an open-plan living and dining room, kitchen, five bedrooms and two bathrooms.



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Mountain views, Terrace, Garden, Private garage, Wooden flooring, Period features, Period Building, Natural light, High ceilings, Parking, Well, Views, Transport nearby, To renovate, Storage room, Pet-friendly, Near international schools, Library, Heating, Fireplace, Equipped Kitchen, Chill out area, Built-in wardrobes, Barbecue, Balcony

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Bedrooms	Bathrooms	Floorplan	Plot size

This spacious rustic-style house enjoys a good location and has excellent potential as an ideal home in the countryside. It would be suitable for a large family looking to relocate to the country, an entrepreneur looking to redevelop the property into a small guest house with a farm and lots of charm. Also, a developer looking to subdivide the large land and redevelop would be subject to town hall approval.

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