

€3,200,000 House / Villa - For sale

## Large oceanside villa with a large plot for sale in Areas-Sanxenxo, Pontevedra

Spain » Galicia » Pontevedra » 36966

<b>6</b>	<b>8</b>	<b>777m<sup>2</sup></b>	<b>4,250m<sup>2</sup></b>
Bedrooms	Bathrooms	Built size	Plot size



Contact us today for more information or to arrange a viewing

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

€3,200,000 House / Villa - For sale

## Large oceanside villa with a large plot for sale in Areas-Sanxenxo, Pontevedra

Spain » Galicia » Pontevedra » 36966

<b>6</b>	<b>8</b>	<b>777m<sup>2</sup></b>	<b>4,250m<sup>2</sup></b>
Bedrooms	Bathrooms	Built size	Plot size

### OVERVIEW

**Oceanside villa with stunning views, fantastic location and potential to convert the large private plot into 4 separate plots or renovate the main villa into a standout property.**

We find this extraordinary villa very well situated in the beachside town of Areas-Sanxenxo in Pontevedra.

Currently, there is a sizeable four-storey villa measuring a total of 777 sqm. The property, built in the early 1990s, offers good potential for a family or developer to turn it into a suburb oceanside property or various properties.

The villa and all interior areas face southeast and benefit from abundant sunlight and views.

We find the grand entrance hall on the main floor, which distributes the property into the living and bedroom areas. The interiors are finished with very well-kept mahogany oak flooring, well-kept marble and stone and imported materials and finishes from South America.

The main floor offers the large dining room with a large all stone wood-burning fireplace. The kitchen diner has been finished with excellent carpentry and good appliances, the lounge area, the living room with access to a lovely terrace and a guest toilet.

There is a large en-suite master bedroom on the first floor with an exterior terrace facing the sea, two other en-suite bedrooms and office/study area, bathroom, and another bedroom.

On the top floor, we have a small lounge/games room currently, a well-built bar, a bedroom and a bathroom, this area also features a fireplace and vaulted wooden ceilings. Ideal space for guests to stay.

The ground floor also features lots of well-used space, for example, a summer dining area with a kitchen and barbecue section, the wine cellar, service bedroom, utility room, and a garage for one car.

Stepping outside, we find a perfect size pool and private beach access. The land features lovely fruit trees, palm trees and a dog kennel.



[lucasfox.com/go/vig21001](https://lucasfox.com/go/vig21001)

Mountain views, Sea views, Garden, Swimming pool, Terrace, Jacuzzi, Private garage, Marble flooring, Natural light, Wooden flooring, Parking, Alarm, Balcony, Barbecue, Built-in wardrobes, Chill out area, Double glazing, Equipped Kitchen, Fireplace, Heating, Playground, Playroom, Service entrance, Storage room, To renovate, Transport nearby, Utility room, Views, Well

**Contact us today for more information or to arrange a viewing**

+34 886 908 295 • [info@lucasfox.com](mailto:info@lucasfox.com) • [lucasfox.com](https://lucasfox.com) • Calle Velazquez Moreno 17, Planta 2, Vigo, Spain

€3,200,000 House / Villa - For sale

## Large oceanside villa with a large plot for sale in Areas-Sanxenxo, Pontevedra

Spain » Galicia » Pontevedra » 36966

<b>6</b>	<b>8</b>	<b>777m<sup>2</sup></b>	<b>4,250m<sup>2</sup></b>
Bedrooms	Bathrooms	Built size	Plot size

The property measures a total of 4.250 sqm, offering four separate plots subdivided and approved by the town hall to convert into four seaside villas. The plots have been divided and registered by the town hall. The development of the four villas would need to be approved with a project presented. Each plot would measure between 500-600 sqm.

This being an oceanside property, local planning regulations prevent the property from being demolished, though it is possible to upgrade all the built areas to today's contemporary style.

This property can be suitable for a large family or property developer to convert the land into a standout property in the region or convert 3-4 fantastic seaside villas.

Information on the property will be provided to potential candidates with the condition of signing a non-disclosure agreement. Please contact Lucas Fox for further details.

**Contact us today for more information or to arrange a viewing**

+34 886 908 295 • [info@lucasfox.com](mailto:info@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Calle Velazquez Moreno 17, Planta 2, Vigo, Spain

€3,200,000 House / Villa - For sale

## Large oceanside villa with a large plot for sale in Areas-Sanxenxo, Pontevedra

Spain » Galicia » Pontevedra » 36966

<b>6</b>	<b>8</b>	<b>777m<sup>2</sup></b>	<b>4,250m<sup>2</sup></b>
Bedrooms	Bathrooms	Built size	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 • info@lucasfox.com • lucasfox.com • Calle Velazquez Moreno 17, Planta 2, Vigo, Spain