

€645,000 House / Villa - For sale - Reduced Price

## A charming property to renovate situated frontline of the Rio Minho in Tomiño, Pontevedra

Spain » Galicia » Pontevedra » 36730

**4** Bedrooms    **3** Bathrooms    **252m<sup>2</sup>** Floorplan    **8,350m<sup>2</sup>** 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

€645,000 House / Villa - For sale - Reduced Price

## A charming property to renovate situated frontline of the Rio Minho in Tomiño, Pontevedra

Spain » Galicia » Pontevedra » 36730

**4** Bedrooms      **3** Bathrooms      **252m<sup>2</sup>** Floorplan      **8,350m<sup>2</sup>** Plot size

### OVERVIEW

### Good opportunity to acquire a lovely property located frontline of the Minho River overlooking Portugal with a large private plot and nice views.

This charming property is situated frontline of the Minho River in the town of Tomiño. The property offers a large private plot measuring a total of 8.350 m<sup>2</sup>, and there is the possibility of purchasing more land if needed. The villa dates back to the early 1990s and features three levels of space, offering all sides facing south-east. All areas of the villa provide lovely views and natural light.

Once inside the property, we are welcomed by the large kiwi farm. A local farmer currently runs it.

This villa itself has good potential to be renovated into a charming or contemporary villa. The property, when built, was developed by well-known construction companies in the area and architects. It offers beautiful views and the outer regions to enjoy.

Once inside, we are welcomed by the reception area that leads to the open living and dining room, next to the kitchen area and the outer terraces overlooking the river. The living room with high wood finished ceilings and a wood-burning fireplace. This area feels cosy and lovely. On this level, we have a bathroom and a bedroom.

We have a sleeping area on the first floor, with the main bedroom and a lounge section. The lounge section can be converted into more bedroom space, office or library.

Downstairs on the ground floor, we find another bedroom and bathroom. There is a family room with a fireplace, currently being used as a bedroom area. This area also features direct access to the garden terrace and a space for indoor dining.

The exterior section of the property has a large kiwi farm fully fenced and private, and there is also direct access to the river.

The property offers its own water wells.



[lucasfox.com/go/vig31775](https://lucasfox.com/go/vig31775)

Mountain views, Sea views, Garden, Terrace, Private garage, High ceilings, Natural light, Wooden flooring, Parking, Built-in wardrobes, Equipped Kitchen, Fireplace, Heating, Storage room, To renovate, 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

€645,000 House / Villa - For sale - Reduced Price

## A charming property to renovate situated frontline of the Rio Minho in Tomiño, Pontevedra

Spain » Galicia » Pontevedra » 36730

<b>4</b>	<b>3</b>	<b>252m<sup>2</sup></b>	<b>8,350m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size

This property can be adapted to a mid-size family or growing family looking to live in the countryside and take on an excellent project to renovate this property into a fantastic private residence. It is well situated, a short drive to Portugal and Vigo city centre is 35 min away by car. The nearest walking trails and hiking routes are a few steps away.

**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

€645,000 House / Villa - For sale - Reduced Price

## A charming property to renovate situated frontline of the Rio Minho in Tomiño, Pontevedra

Spain » Galicia » Pontevedra » 36730

**4** Bedrooms    **3** Bathrooms    **252m<sup>2</sup>** Floorplan    **8,350m<sup>2</sup>** 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](mailto:info@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Calle Velazquez Moreno 17, Planta 2, Vigo, Spain