

€395,000 House / Villa - Sold

## A well-built villa offering outstanding views of the Rio Minho, Portugal and the ocean for sale in the O Rosal-Pontevedra

Spain » Galicia » Pontevedra » 36760

<b>3</b>	<b>4</b>	<b>275m<sup>2</sup></b>	<b>1,400m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



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### OVERVIEW

**Hilltop villa offering stunning views, good-sized bedrooms, and a well-maintained landscaped plot on several levels. The property benefits from a sunny aspect and abundant sunlight throughout the whole day.**

The area of O Rosal in Pontevedra province is known for its microclimate throughout the year. In this agricultural vineyard land, we find well-known wineries and its beautiful, charming town square. The area borders the Rio Minho and the coastal town of La Guardia, facing the Atlantic Ocean.

We find this beautiful well-built, 2-storey stone villa offering stunning views of the Portuguese landscape, the estuary entrance to the Rio Minho and the Atlantic Ocean.

Upon entering, we are welcomed by the reception hall that distributes the area on the main floor. On this level, we find the eat-in kitchen finished with good carpentry, a centre island and well-kept appliances. The kitchen then leads to an outer patio area where we find the outside barbecue area. There is also a door that leads to an exterior covered porch.

On the same level, we find the open living and dining room, which also has access to the exterior. Down the hall, we see the family room, with access to the exterior, that can be used as another bedroom or home office. We have the guest toilet and the laundry room on this same level.

Once upstairs, we find the night area, three en-suite bedrooms finished with built-in wardrobes, all offering access and views of the patio and balcony.

Outside we find a well-kept garden filled with fruit trees, shrubs and bushes, flowers, and sculptures and finished with suitable pavers and lighting—the property benefits from lovely exterior views and privacy.

The area is known to be one of the most sought-after places because of its mild climate, activities and attractions. O Rosal is known to be the area of denomination de origin of Rias Baixas of Albariño white wine, and you will be able to find some of the essential wineries in the area. A short drive away, we see the coastal town of A Guardia and Mount Santa Tecla, with ruins of the Celtic settlement.



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Sea views, Mountain views, Terrace, Garden, Wooden flooring, Natural light, Parking, Views, Utility room, Storage room, Heating, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Barbecue, Balcony

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Portugal is a short drive away. The ferry and international bridge over the Rio Minho, we can cross to Valença, Vilanova de Cerveira and Caminha. In 10 minutes, we are in these small and picturesque villages with their large markets, weekly fairs, and good restaurants.

The property can be suitable for a family looking to relocate to the area for their primary residence, where you will find good schools or a more relaxed lifestyle. A family or couples looking for a second home where you can enjoy the area and be connected to Portugal and the rest of Galicia.

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