

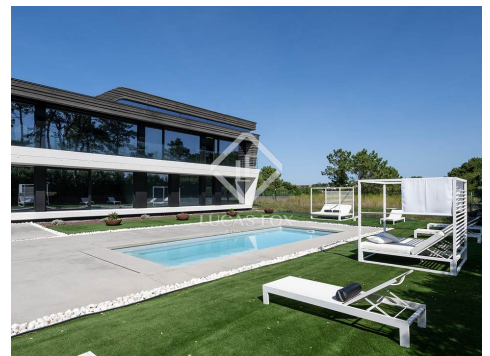
€1,500,000 House / Villa - For sale - New listing

## A stunning modern, elegant villa for sale, walking distance from the beach in A Pobra do Caramiñal, A Coruña

Spain » Galicia » Pontevedra » 15949

4	4	573m <sup>2</sup>	1,696m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size

New listing



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**An elegant contemporary villa with a heated pool, stunning sea views, and privacy, located just a short walk from a lovely beach, recently built with design as a priority, on the estuary of Arousa.**

With top quality design and finishes, this concrete constructed property is for those looking for a home with a unique modern architecture and walking distance to the beach. Located in a Pobra do Caramiñal, in the Arousa estuary, the house benefits from lovely views over the sea, a quiet and rural location, and is next to one of the most attractive beaches in the area. At just five minutes from the town, with this house you have the best of both worlds: peace and quiet, and proximity to local services and shops, and of course the bars and restaurants. There is also a marina nearby.

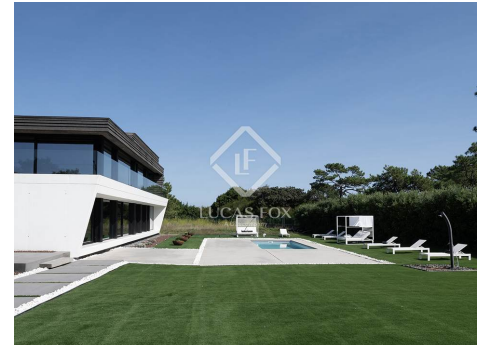
Entering through the electric gate, the plot is completely enclosed, and is large enough, but maintenance is limited due to the current owners having used artificial turf rather than a traditional lawn around the garden area and large heated pool and sun terrace.

On the ground floor we find a large open area, with lots of natural light provided by the glass frontage, which faces south, giving the house the perfect orientation to enjoy the sun all day on the terrace outside the living area and, of course, the pool. The kitchen and living area is an open-plan layout, with exposed tinted concrete and an industrial feel, and top quality kitchen installations. The living area looks out onto the garden and pool area, with the south side of the house being almost entirely a glass facade.

Walking past the living area along the length of the house, there are three bedrooms sharing two bathrooms, all continuing the minimalistic style.

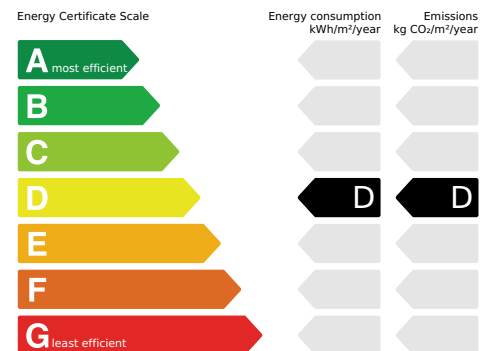
An open staircase leads to the first floor where the current owners have a large open area, with the main suite, including the bedroom area, bathroom and dressing room, plus a gym area and living room space, with access to the terrace which runs along the length of the house, taking in the sea views and overlooking the pool and garden. A new prospective owner might want to split this area up to create extra rooms or living areas, but for those seeking a modern lifestyle, the open layout offers practicality and quality of life.

Downstairs and to the basement level, there is a large space which incorporates the garage, big enough for three cars, plus bicycles and more. There is also on this level a utility room with TV, machine room, gym, store room, and cellar.



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Sea views, Mountain views, Terrace, Swimming Pool, Heated swimming pool, Garden, Private garage, Gym, Natural light, High ceilings, Underfloor heating, Parking, Modernist building, Walk-in wardrobe, Views, Utility room, Transport nearby, Storage room, Security, Panoramic view, Open kitchen, New build, Heating, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Balcony, Alarm, Air conditioning



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Outside there is a large pool surrounded by an astroturf lawn, and space still to be landscaped into further gardens.

The property benefits from heated floors which are powered by two heat pumps, which also provide cooling during the summer months.

This house would be ideal for those seeking peace and quiet by the sea, views and walking distance to the beach, at the same time as being in touch with civilization, the town of A Pobra da Caramiñal just five minutes away by car. It might also suit investors looking for an opportunity in an area where there are plans to make improvements to the marina and boardwalk, and where demand is increasing year-on-year.

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