

€950,000 House / Villa - For sale

## Charming properties for sale with two farmhouse villas, an active rental business and a large plot in Mondariz, Pontevedra

Spain » Galicia » Pontevedra » 36874

**9** Bedrooms    **11** Bathrooms    **717m<sup>2</sup>** Floorplan    **17,295m<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

## Two farmhouse villas, a large plot and an active rental business for sale in Mondariz-Pontevedra, offer excellent views and privacy.

In the area of Mondariz, a small town inland, approximately 35 minutes from the city centre of Vigo and the Rias Baixas Coastline, we find this fabulous investment property with an active rental business, two Galician-type farmhouses and a large plot measuring a total of 1.5 hectares. The property itself is situated on a small hilltop and, with a southeasterly orientation, benefitting from abundant natural light.

The property consists of two villas for sale, nine bedrooms and eleven bathrooms, all on a large plot of rural land.

Once we enter the property, we find the small guest house on the left side. The small guest house offers three levels of space, with the main floor offering a living and dining area, an eat-in kitchen and a toilet. The first floor offers a bedroom, a walk-in wardrobe and a bathroom. The second floor provides the main en-suite bedroom.

As we enter the main floor of the main farmhouse, we find the reception hall, which distributes the various spaces of the villa. Towards the left, we see a guest living room. On the right, we find the large dining room area for nine guests. There is an industrial kitchen towards the back area, with a door that leads to the rear garden. On the first floor are four en-suite bedrooms and an open "galleria" offering views of the front garden. The top floor offers two en-suite bedrooms.

There is a small annex building with an en-suite bedroom for wheelchair access. Another small stone building is used for storage and an outdoor barbecue section. The property benefits from two swimming pools; one for each farmhouse.

An ideal property for anyone looking to live in one of the villas and continue the active rental business in the other.

The property is being sold as a package deal, including the database, website, and furnishings. A property with proper management can generate a yield of up to 5% yearly.



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Mountain views, Terrace, Swimming Pool, Garden, Private garage, Wooden flooring, Natural light, High ceilings, Wheelchair access, Well, Walk-in wardrobe, Views, Utility room, Transport nearby, Tourist License, Storage room, Service entrance, Renovated, Outdoor kitchen, Heating, Fireplace, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Barbecue, Balcony, Air conditioning

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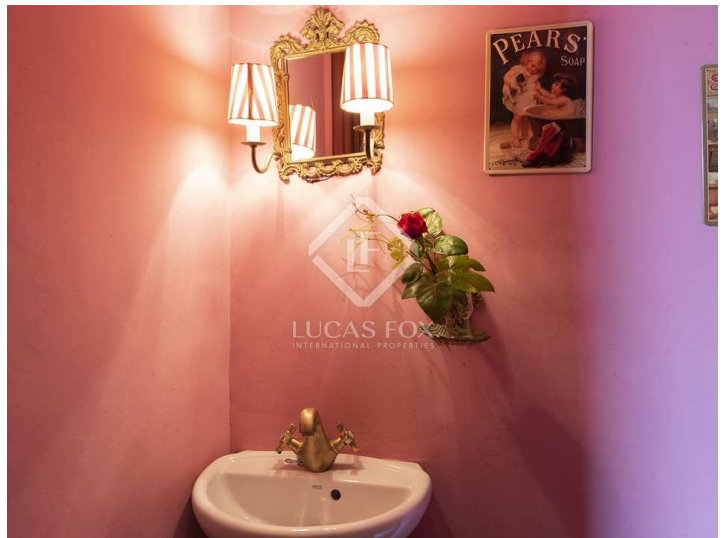
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For more details on the current income and expenses and be provided, do not hesitate to contact Lucas Fox for more information.



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