

€1,250,000 House / Villa - Sold

## A renovated country estate with exquisite taste, modern minimalist design, seven bedrooms, and complete privacy for sale in Tui, Pontevedra

Spain » Galicia » Pontevedra » 36713

<b>7</b>	<b>9</b>	<b>759m<sup>2</sup></b>	<b>10,797m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	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

**An exceptional estate with a modern design, exquisite taste in decoration, privacy and an operational business in the foothills of Monte Aloya, bordering the Rio Minho, separating Spain and Portugal.**

In the foothills of Monte Aloia, in a secluded area surrounded by wood and forest land, we find the exceptional estate renovated and decorated with exquisite taste. A traditional Galician-type stone estate dating back to the mid 1800s, offering a large private plot with a little above a hectare of land, with forests and lovely running water streams, offering privacy and relaxation in a natural paradise surrounding the property.

A successful upgrade has made this property an exceptional estate combined with a stunning interior design mixed with history and minimalism on two levels of space. The exterior is a finished and well-kept garden measuring approximately 1,000 m<sup>2</sup> filled with flowers, mature plants and trees, shrubs, a nice garden space, an entertaining area, and a swimming section.

Once we arrive at the property, we are welcomed by a grand stone entrance gate with attractive features. The whole property has a perimeter fence, and the house orientation is east-southerly and westerly. Once inside, we have the paved stone driveway, which leads to the house's main entrance. The path ends, and there is an open-plan parking area which is not covered.

Inside the house, we are welcomed by an entrance hall, which divides the house into the left and right wings. This area features a large window from top to bottom with sliding doors which leads to the back garden area.

In the left wing, we find the large living room area with a minimalist interior design. Exposed wood beams, polished cement finished flooring and exposed stone walls. There is a staircase which leads to the sleeping area upstairs. If we continue, we access the historic wine cellar, which is now converted into a small kitchen and chill-out area. The area offers access to the outdoor garden.



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Mountain views, Swimming Pool, Garden, Wooden flooring, Period features, Period Building, Natural light, High ceilings, Parking, Views, Utility room, Tourist License, Storage room, Playroom, Panoramic view, Fireplace, Equipped Kitchen, Double glazing, Chill out area, Balcony, Alarm

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In the right wing, we find the kitchen, the dining room, a small games room, a study and two ensuite bedrooms. There is also a pantry, storage room and a toilet on this level. There is direct access to the garden from the covered porch on this side. A door in the dining room gives access to the south-facing patio.

Upstairs, we find the sleeping area. Here are five ensuite bedrooms, all with a shared balcony overlooking the pool area.

An exciting area surrounds the house. We find the south side, which has a beautiful front garden. The east side on one level links with the ground floor, the barbecue section and the old granary. On the level beneath is the swimming pool. The swimming pool measures a total of 46 m<sup>2</sup>. A few metres away, we find a historic building which is currently used as a small chapel.

The property has an active bed and breakfast business operational and is being sold with the licences, client base and future reservations. It operates for holiday use, small events and family gatherings. Business details can be provided by Lucas Fox, signing a Non-Disclosure Agreement.

This would be an attractive property for a large family or multiple families looking to purchase the property and enjoy it for holiday use, an entrepreneur looking for a new business idea or an investor looking to operate the business.

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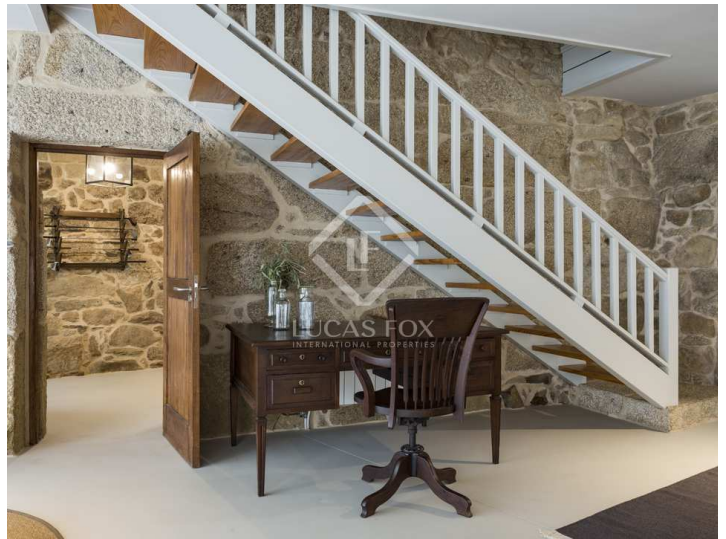
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