

€625,000 House / Villa - For sale - New listing

## A charming 6-bedroom villa with a modern design and excellent layout for sale in Fortes-Baiona, Pontevedra

Spain » Galicia » Pontevedra » 36308

**6** Bedrooms    **5** Bathrooms    **438m<sup>2</sup>** Floorplan    **739m<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

€625,000 House / Villa - For sale - New listing

## A charming 6-bedroom villa with a modern design and excellent layout for sale in Fortes-Baiona, Pontevedra

Spain » Galicia » Pontevedra » 36308

**6** Bedrooms      **5** Bathrooms      **438m<sup>2</sup>** Floorplan      **739m<sup>2</sup>** Plot size

### OVERVIEW

**A well-built villa with lovely views and six bedrooms, in a hilltop area of Baiona with a low maintenance garden area and a shared swimming pool situated a short distance from the town centre and the yacht club.**

A lovely property located a short distance from the city centre of Baiona and the yacht club, with all essential services within easy reach. It has 438 square metres of built surface and sits on a plot measuring 739 square metres, including a shared section with a swimming pool.

We find an entrance hall connecting the day and night areas as we enter the property. To the right is a large living and dining room space with a fireplace. It has high ceilings and wide sliding windows onto the outdoor terrace, allowing plenty of sunlight and great views of the city of Baiona, the estuary, and the surrounding hills. From the main entrance to the left is a bedroom and bathroom for guests.

The hall connects to the kitchen area, fully equipped with views towards the rear garden. Moving further along the hall, we access the sleeping area. A long corridor connects four bedrooms, two en-suites, and an additional shared bathroom.

All the rooms in this section of the house have windows with views of the garden and plenty of natural light.

From the hall, we can go down a staircase that connects with the basement, where we find an additional bedroom and bathroom, a large room for all purposes and an entrance to the parking area.

The villa is in an elevated area and enjoys excellent estuary and countryside views.

This property has a rear garden area, part of which is privately owned, a shared section with three neighbours, and a swimming pool.

This property is very well suited for a couple or growing family. All essential services can be found in the city of Baiona, which is only 5 minutes away.

Do not hesitate to contact us for further details.



[lucasfox.com/go/vig47545](https://lucasfox.com/go/vig47545)

Sea views, Mountain views, Terrace, Swimming Pool, Garden, Jacuzzi, Natural light, Parking, Walk-in wardrobe, Views, Utility room, Storage room, Service entrance, Panoramic view, New build, Heating, Fireplace, Equipped Kitchen, Double glazing, City views, Chill out area, Built-in wardrobes, Barbecue, Alarm

**Contact us today for more information or to arrange a viewing**

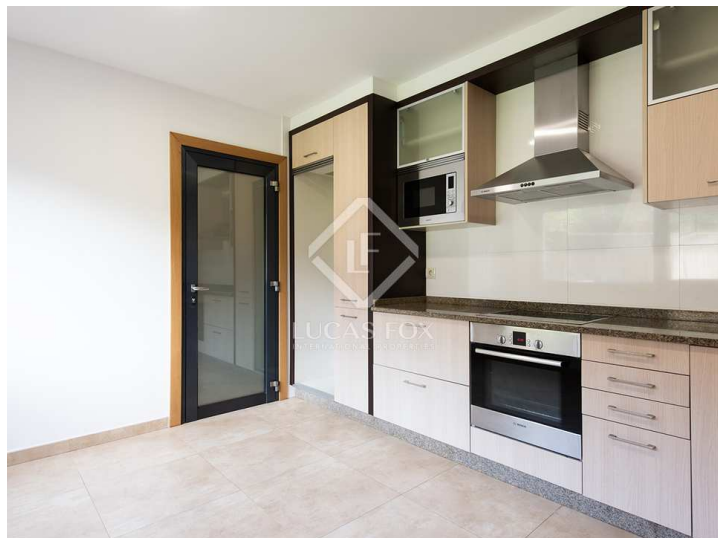
+34 886 908 295 • [vigo@lucasfox.es](mailto:vigo@lucasfox.es) • [lucasfox.com](https://lucasfox.com) • Calle Velazquez Moreno 17, Planta 2, Vigo, Spain

€625,000 House / Villa - For sale - New listing

## A charming 6-bedroom villa with a modern design and excellent layout for sale in Fortes-Baiona, Pontevedra

Spain » Galicia » Pontevedra » 36308

**6** Bedrooms    **5** Bathrooms    **438m<sup>2</sup>** Floorplan    **739m<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 • [vigo@lucasfox.es](mailto:vigo@lucasfox.es) • [lucasfox.com](http://lucasfox.com) • Calle Velazquez Moreno 17, Planta 2, Vigo, Spain

€625,000 House / Villa - For sale - New listing

## A charming 6-bedroom villa with a modern design and excellent layout for sale in Fortes-Baiona, Pontevedra

Spain » Galicia » Pontevedra » 36308

<b>6</b>	<b>5</b>	<b>438m<sup>2</sup></b>	<b>739m<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](mailto:vigo@lucasfox.es) • [lucasfox.com](http://lucasfox.com) • Calle Velazquez Moreno 17, Planta 2, Vigo, Spain