

€440,000 House / Villa - For sale

## New development of houses for sale in Areas, Sanxenxo, Pontevedra, Galicia

Spain » Galicia » Pontevedra » 36966

<b>3</b>	<b>2</b>	<b>209m<sup>2</sup></b>	<b>539m<sup>2</sup></b>	<b>32m<sup>2</sup></b>	<b>417m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden



**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

**Modern villa, 5 minutes from the coast, with partial sea views, designed to fit in well with the natural environment and benefit from high quality materials and construction, as well as class A energy efficiency.**

Less than five minutes from stunning beaches on the Ría of Pontevedra, and a 5-minute drive from the tourism hotspot that is Sanxenxo, these family homes are a great place for summer holidays, or equally for a couple or small family looking to live by the sea all year round, with Pontevedra only a 20-minute drive away and international schools nearby.

Outside, we find a garden area which leads to a covered terrace at the front of the house which overlooks the countryside opposite.

Upon entering through the front door, the villas boast an open-plan lounge / diner / kitchen with full height windows allowing for plenty of light to enter from the covered terrace. Towards the rear of the ground floor is a room that can be used as an office or an extra bedroom, as well as a bathroom, guest toilet and utility room.

Going up the open staircase to the first floor we find two good sized double bedrooms with a shared bathroom. Both bedrooms have access to the ample terrace which stretches along the front of the house, benefitting from sea views.

These attractive villas are being built from high quality materials, with energy efficiency high on the agenda, by a reputed Galician constructor which has been developing property in the province for thirty years.

Although these new villas are very close to the beach, to local services and the summertime bustle of Sanxenxo, they are set back so that the coastal road is far enough away to be out of sight and sound.

All of these villas are being built to the highest quality standards, with an energy efficiency rating A. They are of a brick-built construction with a concrete structure and the outer walls are to be covered in a cork finishing to help fit into the natural surroundings and aid energy efficiency.

Heating is provided by a dual hot/cool air conditioning system with heat pump.

Please contact us for further information.

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Sea views, Terrace, Garden, Natural light, High ceilings, Communal terrace, Views, Utility room, Transport nearby, Open kitchen, New build, Heating, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Barbecue, Air conditioning

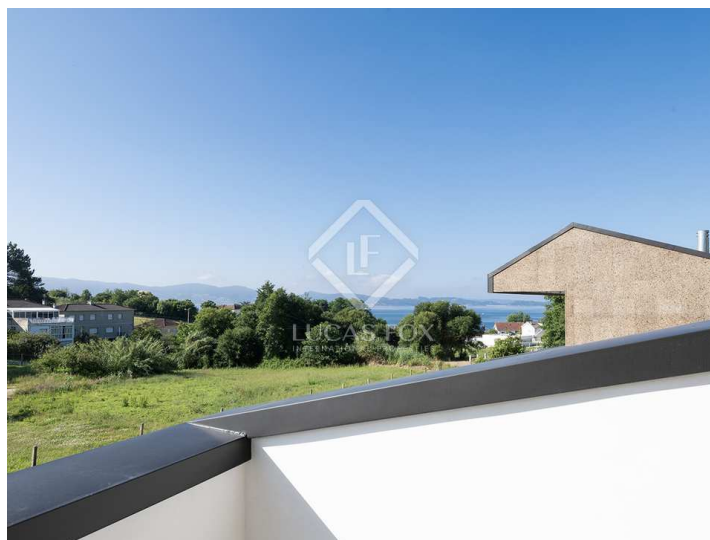


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