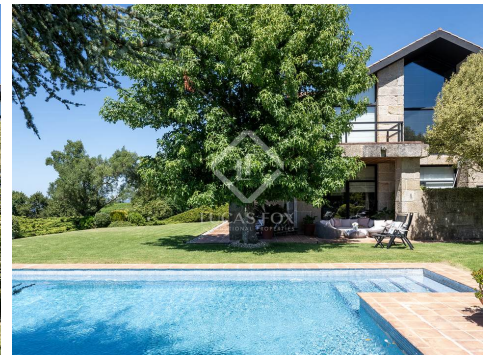


€1,750,000 House / Villa - For sale

An outstanding luxury villa for sale, with panoramic sea views, situated in an exclusive community in Nigran, Pontevedra

Spain » Galicia » Pontevedra » 36391

5	6	637m²	2,540m²
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

This exclusive Galician stone villa offers stunning panoramic sea views of the Cies Islands. It features high ceilings, a practical layout, a good-sized plot and privacy. The villa offers a unique design by the renowned architect Desiderio Pernas.

On the hilltop of Nigran, Pontevedra, this exclusive villa offers exquisite taste, high wooden ceilings and stunning panoramic views. The villa is in a flat garden that overlooks the Vigo estuary, from Baiona towards Vigo. Set in one of the most sought-after areas of the Vigo coastline, the property enjoys tranquillity and security.

The property measures 2,500 m² and offers complete privacy. Upon entering, the landscaping provides a unique design finished with exquisite flowers, trees and shrubs. Towards the villa, we have beautiful outdoor spaces with terraces and porches, providing panoramic views.

Once inside, we are welcomed by a double-door entry and high ceilings measuring almost 5 metres. On the right-hand side, we find a spacious study area or sitting lounge. This can easily be converted into a bedroom if necessary. A guest toilet is finished with travertine marble and good-quality taps and fittings.

Down the hall, we find the living room with a built-in gas or wood-burning fireplace and large windows overlooking the garden. A split-level dining section is large enough for 12 guests if necessary. These areas provide access to the outdoor porch and garden area. Large sliding doors make the area conveniently larger. Next to the dining room is the laundry room with a bathroom, which also provides access to the outside.

The kitchen is next to the laundry room. It is finished with Santos cabinetry, lovely Spanish tiles and a table. Two large sliding doors provide access to an outdoor dining area for a summer cook out next to a barbecue.



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Sea views, Mountain views, Terrace, Garden, Jacuzzi, Private garage, Natural light, High ceilings, Underfloor heating, Parking, Well, Transport nearby, Storage room, Solar panels, Service entrance, Security, Panoramic view, Near international schools, Library, Heating, Fireplace, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Balcony, Alarm

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Upstairs there is a generous landing featuring a curved glass bannister. Here, there are high vaulted ceilings finished with heart pine carpentry. There are two en-suite bedrooms, both of a good size. One bedroom offers a mezzanine floor, currently used as a small study area. The same bedroom offers a balcony overlooking the garden area and the sea. Next to the bedrooms is a home office/library, which can be converted into another bedroom if necessary.

Right next to the office is the main en-suite bedroom and dressing room with twin wardrobes. A good-sized balcony overlooks the garden and estuary. Next to the dressing room we find the en-suite bathroom, finished with a freestanding shower and jacuzzi all finished with travertine marble.

On the ground floor, there is a family room/in-house service bedroom with a bathroom and its own entrance. There is also a technical room, pantry, wine cellar, tool room and a sizeable gym/storage room. The parking area offers parking for 3-4 vehicles. There is also a sizeable storage area.

The villa offers underfloor heating throughout. It also has solar panels for efficiency and backup batteries.

The property is very well situated between Vigo city and Baiona. The area is surrounded by mountains, magnificent, safe beaches, marinas, water sports facilities and golf clubs. It would be ideal for a growing family looking to relocate to a larger property where there are excellent international schools and convenience services. It would also be ideal for anyone looking to purchase a second home in an area with a climate that is good throughout the summer and winter months.

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5 Bedrooms **6** Bathrooms **637m²** Floorplan **2,540m²** Plot size



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