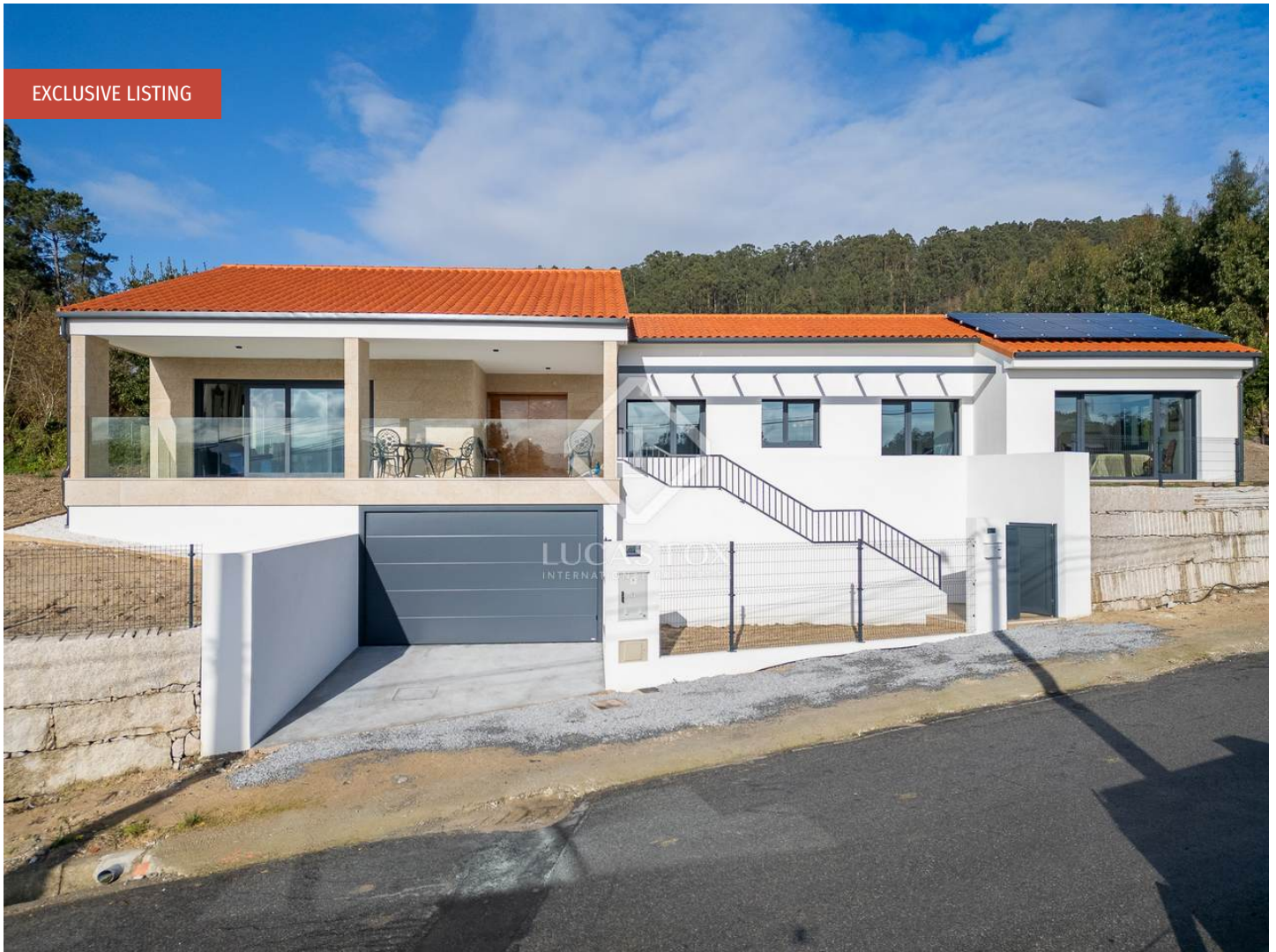


€950,000 House / Villa - For sale - Exclusive listing

## A delightful, brand-new villa in Sanxenxo with sea views, sitting on a manageable plot of just over 1000 square metres, Pontevedra Coast

Spain » Galicia » Pontevedra » 36969

**3** Bedrooms    **3** Bathrooms    **322m<sup>2</sup>** Floorplan    **1,134m<sup>2</sup>** Plot size



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### OVERVIEW

**A well finished, good quality corner property 5 mins from the beach, near to the town of Sanxenxo and Pontevedra city, this modern villa finished in 2025. The property is in walking distance to Areas Beach on the Pontevedra Coast.**

Delightful brand-new three-bedroom villa in Sanxenxo sitting on a manageable plot of just over one thousand square metres.

The villa is finished in a combination of stone and SATE, a highly-efficient compound that gives the house a modern style at the same time as ensuring optimum insulation.

With 321 square metres of space over two floors, the property oozes style and has quality finishes throughout, from the white Italian stone flooring to the Fresno wardrobes and doors.

From the open lounge and terrace there is a sea view and valley view opposite the tranquil location, which is 850 metres from the local beach of Areas and 2 kilometres from the popular seaside town of Sanxenxo.

From the front, the south-west facing property looks down from a raised standpoint, its main living floor built at a raised height to avoid the humidity which is typical of coastal Galicia, and has a stone facade to the left, and a white finish to the right. The lower floor houses the garage, machinery and storage.

The house benefits from underfloor heating provided by an air-source heat pump, and also has the latest ventilation system, which maintains fresh air constantly in all parts of the house without losing the ambient air temperature. This combination of heating and ventilation ensures air quality, an equal distribution of heat for ultimate comfort, and avoids damp. The property is also fitted with solar panels to provide electricity.



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Sea views, Mountain views, Terrace, Garden, Private garage, Natural light, Marble flooring, Underfloor heating, Parking, Modernist building, Well, Walk-in wardrobe, Views, Utility room, Transport nearby, Storage room, Solar panels, Open kitchen, New build, Near international schools, Equipped Kitchen, Double glazing, Built-in wardrobes, Air conditioning

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Bedrooms	Bathrooms	Floorplan	Plot size

Approaching via a small staircase which takes us to the terrace and through the main entrance, we are met by an entrance lobby and a hall. To the left is the open living area, with a dining space and spacious lounge with large openings taking advantage of the views. Past the dining area and into the kitchen, we find stylishly modern slate-coloured surfaces and stainless steel appliances, and an American style fridge. A utility room is available to the left.

White Italian stone clads the heated floor and takes us down the hall, past a guest cloakroom and down to the sleeping area where we find two double-bedrooms either side of a shared bathroom with freestanding bath and separate shower cubicle. Both bedrooms have access to the front terrace through sliding glass doors. A few steps further down the hallway we end up in the master suite which boasts a walk in wardrobe, and en-suite bathroom with a shower. A large glass door looks out onto the countryside and allows access to the terrace.

Returning to the hallway and down the stairs, we reach the garage which has ample space for two cars, as well as a machine room, store room and shaft space provided for the future installation of a lift.

Outside there is a garden with space for a pool, for which plumbing is already installed, should it be required (the project already has the relevant permissions).

This property has been designed and furnished with an eye for taste, has a certificate A energy rating and benefits from its own water source (spring), solar panels, and there is already a shaft built ready for the addition of a lift.

Perfect for those looking for a holiday home near the beach, yet at only 20-minutes from Pontevedra, this house is also perfect for those seeking a more relaxed lifestyle on the coast all-year-round.

Please contact us for further information.

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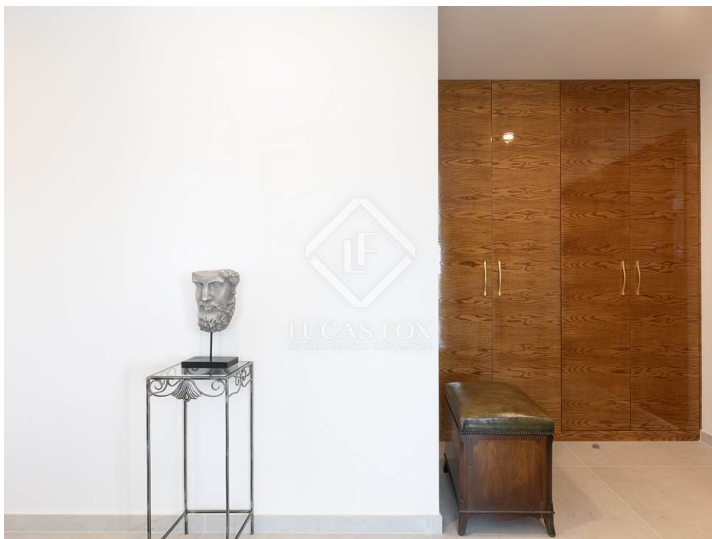


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