

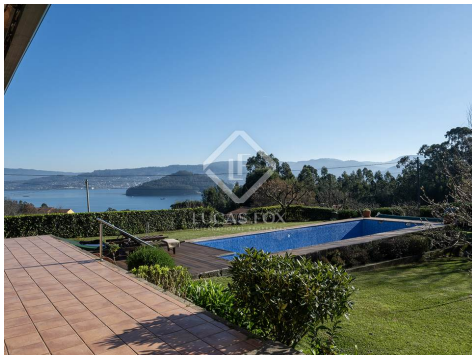
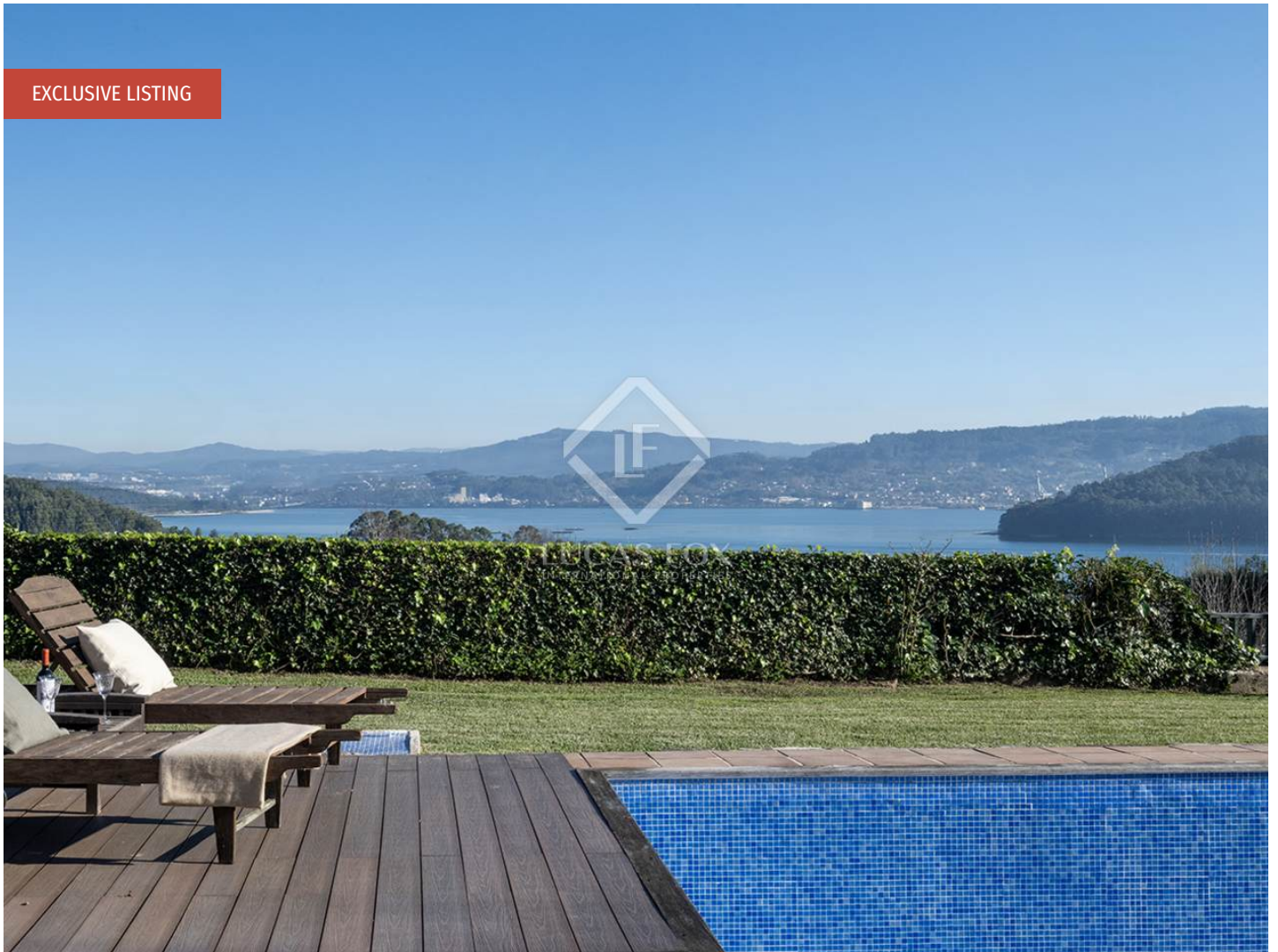
€750,000 House / Villa - For sale - Exclusive listing

## Attractive modern stone villa with views over the Pontevedra estuary available for sale in Samieira, Poio-Pontevedra

Spain » Galicia » Pontevedra » 36992

<b>5</b>	<b>4</b>	<b>341m<sup>2</sup></b>	<b>3,717m<sup>2</sup></b>	<b>30m<sup>2</sup></b>	<b>1,529m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden

EXCLUSIVE LISTING



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

€750,000 House / Villa - For sale - Exclusive listing

## Attractive modern stone villa with views over the Pontevedra estuary available for sale in Samieira, Poio-Pontevedra

Spain » Galicia » Pontevedra » 36992

**5** Bedrooms      **4** Bathrooms      **341m<sup>2</sup>** Floorplan      **3,717m<sup>2</sup>** Plot size      **30m<sup>2</sup>** Terrace      **1,529m<sup>2</sup>** Garden

### OVERVIEW

**A beautiful traditional stone house with a modern design and quality construction located close to Pontevedra city centre, Sanxenxo, and the beach, offering good sea views.**

This detached house has a stunning modern design despite being built in 2000 and combines a traditional stone construction, with an open-plan layout.

It has breathtaking views over the Pontevedra estuary is perfectly located, within walkable distance to the beach, the popular summer resort of Sanxenxo 10 minutes away, and the city of Pontevedra just a 15-minute drive away.

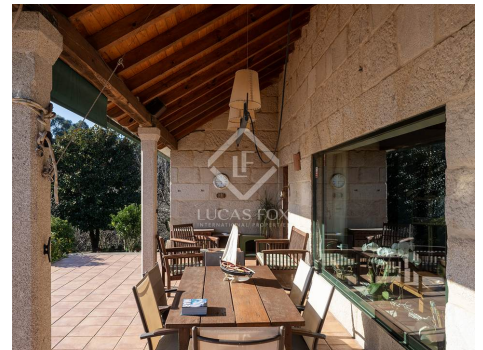
The property is approached by a long private driveway which winds its way around the large swimming pool and garden to the rear of the property, behind which is an ample plot of land covering around 6,000 square metres. Parking is available outside, and there is also an internal garage on the ground floor.

Walking around to the main entrance, we are welcomed by a spacious terrace which takes advantage of the views over the estuary as well as overlooking the pool and gardens.

Making our way inside, we are greeted by a wonderful, airy space which has the roof beams exposed to allow for extra height of the ceiling. It feels very modern, with this living space an all-in-one lounge and dining room area with a picture window to the sea views. But it also feels cosy, with a fireplace providing extra warmth in addition to the pellet boiler. The floor is of solid pine and above is a mezzanine level and a balcony that runs along the side of the room which would make a great galleried library. Two air conditioning units provide an alternative heat source as well as a cool air option for the summer.

Towards the rear of the property a hallway takes us to the fitted kitchen, bathroom, three bedrooms, one of which has an en-suite.

Back to the main living area, a staircase rises up to the mezzanine level and takes us to the balcony and another large bedroom with bathroom, as well as a games room with bespoke pool table.



[lucasfox.com/go/vig55861](https://lucasfox.com/go/vig55861)

Sea views, Mountain views, Terrace, Swimming Pool, Garden, Private garage, Wooden flooring, Natural light, High ceilings, Parking, Well, Views, Utility room, Storage room, Solar panels, Panoramic view, Near international schools, Library, Heating, Fireplace, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Air conditioning

**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

€750,000 House / Villa - For sale - Exclusive listing

## Attractive modern stone villa with views over the Pontevedra estuary available for sale in Samieira, Poio-Pontevedra

Spain » Galicia » Pontevedra » 36992

<b>5</b>	<b>4</b>	<b>341m<sup>2</sup></b>	<b>3,717m<sup>2</sup></b>	<b>30m<sup>2</sup></b>	<b>1,529m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden

The lovely pine flooring continues throughout as does the feeling of individual architectural design, ahead of its time with this open-plan layout, yet it retains a traditional charm with the use of classic materials.

Down a level from the living area, we find the garage area, and an extra sleeping area with its own little kitchen and bathroom, ideal for guests.

Outside and back onto the terrace overlooking the pool, the sea views are to the south. This garden and pool area benefits from sun all day, with the option of sheltering in the shade of the covered terrace. There is also a well-landscaped garden with areas of lawn, trees, and other plants, as well as a greenhouse. To the rear of the house there is a covered parking area, store room and a grassy field with fruit trees.

This beautiful home is found in a peaceful area near to the quaint and historic town of Combarro, which also benefits from a modern marina, fantastic for would-be skippers or for families looking to provide healthy alternatives for children's activities, with a sailing school and canoe club operating from the port.

The property sits on a significant plot and benefits from clear views over the estuary, and a large private pool. It has a well, but also mains water and sewerage. It would suit anyone looking to live in the Pontevedra area, who seeks stunning views of the sea to wake up to, and would make an ideal family home, close to the city and beaches or a second home by the sea.

Investors could also choose to use the property as a holiday-rental, with demand for summer houses of this quality in great demand this close to the beach and near to Sanxenxo.

Please contact us for further information.

**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

€750,000 House / Villa - For sale - Exclusive listing

## Attractive modern stone villa with views over the Pontevedra estuary available for sale in Samieira, Poio-Pontevedra

Spain » Galicia » Pontevedra » 36992

<b>5</b>	<b>4</b>	<b>341m<sup>2</sup></b>	<b>3,717m<sup>2</sup></b>	<b>30m<sup>2</sup></b>	<b>1,529m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden



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 • lucasfox.com • Calle Velazquez Moreno 17, Planta 2, Vigo, Spain