

€350,000 House / Villa - For sale - Reserved

## New build semi-detached house for sale in Noalla, Pontevedra

Spain » Galicia » Pontevedra » 36990

**4** Bedrooms    **3** Bathrooms    **329m<sup>2</sup>** Floorplan    **488m<sup>2</sup>** Plot size    **436m<sup>2</sup>** 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

€350,000 House / Villa - For sale - Reserved

## New build semi-detached house for sale in Noalla, Pontevedra

Spain » Galicia » Pontevedra » 36990

**4** Bedrooms    **3** Bathrooms    **329m<sup>2</sup>** Floorplan    **488m<sup>2</sup>** Plot size    **436m<sup>2</sup>** Garden

### OVERVIEW

## Almost completed, this quality property has ample space for a growing family, near to the beach of La Lanzada and Sanxenxo

This deceptively large new build property is of high quality, and is located five minutes from the stunning La Lanzada beach. With nearly 330 m<sup>2</sup> over four floors and a private garage with space for three cars, these homes offer the buyer fantastic value-for-money in a very sought-after area.

Ten minutes from Sanxenxo and within half an hour of the provincial capital Pontevedra, the development is well located, with the ocean in sight and a main highway nearby that links up with the motorway and the rest of Galicia.

The property is finished in half-white, half-stone and modern charcoal grey windows and doors featuring the most up-to-date temperature and noise insulation. The ground floor layout features kitchen, lounge/diner and a spare room that can be used as a bedroom, office or other uses, plus a bathroom with shower. The plan on the ground floor can be altered to suit the buyer, with possibilities of opening the rooms to create one larger space, if preferred. Finishes are of a high quality, with external carpentry in carbon grey, wood-style flooring, bathrooms with the latest styles, and a variety of heating options available.

There is plenty of natural light, with a tall window next to the stairs, and large patio doors at the rear. On the first floor there are three bedrooms, one of which is a spacious suite with walk-in-wardrobe and bathroom. There is also a shared bathroom on this floor.

Going up again to the second floor, there is another bedroom with attic window, from which we can see the ocean and beaches down below.

Back down the stairs and all the way down to the basement level, there is a utility room, machine room and a garage with powered door and space for three cars.

Outside, there is a garden to the front, and a pedestrian path which leads all the way down to the Lanzada beach, making it easy for families to avoid the problem of parking in the height of summer. But nine months of the year, the shores on this coast can be enjoyed without the crowds, since they are mostly exploited by only locals apart from in July and August.



[lucasfox.com/go/vig56389](https://lucasfox.com/go/vig56389)

Garden, Private garage, Natural light, Parking, Walk-in wardrobe, Views, Utility room, Transport nearby, New build, Heating, Equipped Kitchen, Double glazing, Built-in wardrobes, Alarm, 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

€350,000 House / Villa - For sale - Reserved

## New build semi-detached house for sale in Noalla, Pontevedra

Spain » Galicia » Pontevedra » 36990

<b>4</b>	<b>3</b>	<b>329m<sup>2</sup></b>	<b>488m<sup>2</sup></b>	<b>436m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Garden

This surprisingly spacious property offers fantastic value-for-money and would suit a family looking to live by the coast, within easy reach of the city of Pontevedra, or as a second home near to beautiful beaches. It would also be interesting to investors looking for good rental yield in an area with high demand and little high-quality offer for long-term rentals.

Please contact us for further information.

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

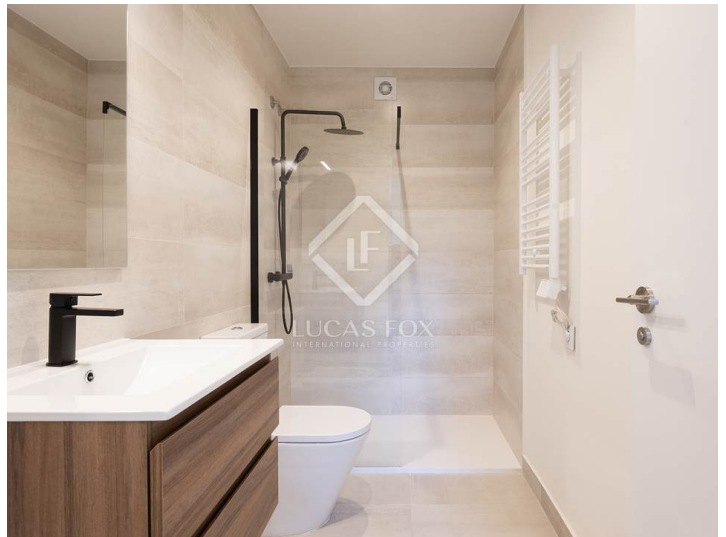
+34 886 908 295 • [vigo@lucasfox.es](mailto:vigo@lucasfox.es) • [lucasfox.com](http://lucasfox.com) • Calle Velazquez Moreno 17, Planta 2, Vigo, Spain

€350,000 House / Villa - For sale - Reserved

## New build semi-detached house for sale in Noalla, Pontevedra

Spain » Galicia » Pontevedra » 36990

**4** Bedrooms    **3** Bathrooms    **329m<sup>2</sup>** Floorplan    **488m<sup>2</sup>** Plot size    **436m<sup>2</sup>** 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](mailto:vigo@lucasfox.es) • [lucasfox.com](http://lucasfox.com) • Calle Velazquez Moreno 17, Planta 2, Vigo, Spain