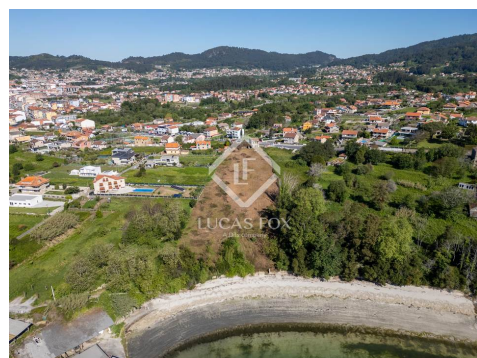


€1,800,000 Country house - For sale - New listing

## A seafront estate with a country house and a large plot measuring 8,500 m<sup>2</sup> for sale in Moraña-Cangas, Pontevedra

Spain » Galicia » Pontevedra » 36948

<b>1</b>	<b>1</b>	<b>138m<sup>2</sup></b>	<b>8,694m<sup>2</sup></b>
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

## An interesting property with a historic country house and stunning views, with the possibility to create an extraordinary villa next to the sea.

Lucas Fox is pleased to present this unique investment opportunity, a country estate with potential to be transformed into a remarkable private villa or a multi-unit residential development, subject to planning approval.

The property comprises a plot of approximately 8,500 m<sup>2</sup> with a desirable south-facing orientation. Positioned directly adjacent to the beach, it offers the rare advantage of potential direct beach access. The land is under full protection by the Coastal Agency, requiring careful planning and the expertise of a qualified architect to secure necessary approvals from both local and regional authorities.

The estate includes a traditional granary, which is listed by The Heritage Foundation and, as such, is subject to specific restoration guidelines. The main residence is currently uninhabitable and requires a comprehensive renovation, including the rebuilding of all exterior structures and full upgrades to roofing, plumbing, electrical systems, stonework, and landscaping.

Located just a short drive from the centre of Cangas and approximately 20 minutes from the city of Vigo, the property is easily accessible via the main road connecting Cangas and Moraña. The town of Cangas is a charming fishing village renowned for its beautiful beaches, excellent gastronomy, and relaxed coastal lifestyle.

This property presents a rare development opportunity, ideal for a private buyer seeking to build an exceptional coastal villa or for a developer interested in proposing a residential project to the local authorities.

Lucas Fox can provide introductions to trusted legal advisors, architects, designers, surveyors, and landscape specialists to support the successful realization of this project.

For further information or to arrange a viewing, please contact us.



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Sea views, Mountain views, Garden,  
Natural light, Views, Transport nearby,  
To renovate, Storage room,  
Near international schools

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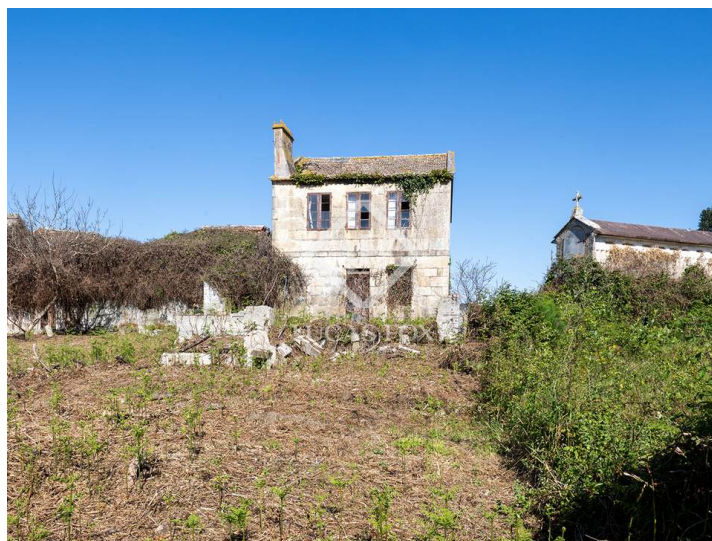
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