

€420,000 House / Villa - For sale

**A lovely house for sale with four bedrooms, a short distance to the sea, located in the area of Areas-Sanxenxo, Pontevedra**

Spain » Galicia » Pontevedra » 36966

4	4	286m <sup>2</sup>	434m <sup>2</sup>
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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## A lovely house for sale with four bedrooms, a short distance to the sea, located in the area of Areas-Sanxenxo, Pontevedra

**A modern house with partial sea views, good-sized bedrooms and a short walking distance to the beach and coastal town of Sanxenxo, Galicia.**

Just five minutes away from the popular seaside town of Sanxenxo, this well-constructed house stands in a small enclosed plot with garden and space for a pool. In the quiet area of Dorrón, Areas, the property benefits from the beauty and tranquility of the countryside, and at the same time has the ambience and convenience of Sanxenxo a short drive away.

Facing southeast, the garden gets the sun all day, and there are sea views from the bedrooms that face south-west. With a manageable plot, and four bedrooms, this attractive house is the perfect family home or summer residence.

On arrival by car, there is a private garage with motorized gate, and stairs which lead up from the basement level to the main part of the house. Alternatively, there are stairs to the right of the garage and the house can be entered through the main doorway on the right hand-side. The exterior is a combination of stone and masonry, currently painted blue. The main entrance takes us into a hallway, leading to the modern fitted kitchen ahead, and to the lounge and dining room to the left, which also benefits from a balcony and a terrace at garden level.

Up a few stairs we find two double bedrooms, each with their own bathroom, one with a balcony taking in views of the countryside and the sea in the distance, the other with a balcony overlooking the garden. The property has three floors, but it is built in such a way that it has some rooms between the floors to the rear, making the most of the space. Up a few more steps, and we find the main bedroom with its own bathroom, walk-in wardrobe and also with balcony with views of the sea and countryside. Up to the final floor, there is a final bedroom in what would be attic space, and a storage room.

Back down to the ground floor and down a few steps, we find a utility room, and the main bathroom. And down the stairs to the basement where we have the garage and machine room. The property benefits from double glazing, and central oil-fired heating.

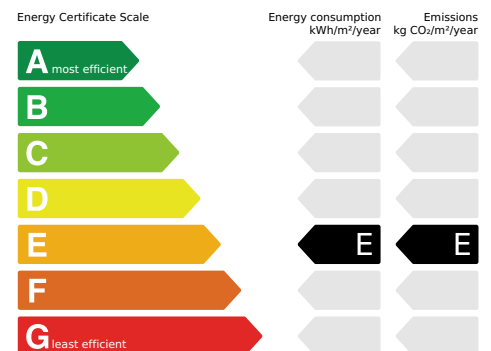
The house is ready to move into and would make a great family home for anyone wanting to live in a quiet location by the coast, and within easy reach of Pontevedra. Also, for investors this is an attractive opportunity to purchase a property which would rent well during summer, or long-term.

Please contact us for further information.



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Sea views, Terrace, Garden,  
Private garage, Walk-in wardrobe,  
Views, Utility room, Transport nearby,  
Storage room, Fireplace,  
Equipped Kitchen, Double glazing,  
Built-in wardrobes, Barbecue, Balcony



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