

country house for sale Fincas Galicia Urb., Coruña



Exclusive newly built country estate, designed according to ecological and sustainable criteria, located in an environment of absolute tranquility in a renowned wine-growing area, on the Inca–Sineu road.~~The property sits on a rustic plot of 16,746 m² and has an approximate built area of 331 m², all developed on a single level, without uneven floors or stairs, making it fully accessible for people with reduced mobility.~~The heart of the home is a spacious living room of about 80 m², with ceilings reaching up to 4.40 m in height in certain areas, creating a great sense of openness and brightness. The layout is completed by five bedrooms, four full bathrooms, and a guest toilet.~~The construction is fully legal, with all required permits and licenses. The property features excellent thermal insulation, with 100 mm insulation in both roof and façade, ensuring high interior comfort throughout the year. Finishes include microcement flooring and pre-installation for split hot /cold air conditioning in the living room and all bedrooms.~~The exterior carpentry, made of wood with double glazing, has a height of 2.50 m, and all rooms have direct access to the outside, integrating the home with the natural surroundings.~~The central heating system operates via a fireplace connected to a hydraulic system, with a large storage tank distributing heat to designer flat-panel radiators, including heated towel rails in the bathrooms.~~In terms of energy efficiency, the house has a fully legalized photovoltaic system consisting of: 31 solar panels of 550 W (17 kWh) - two 7.2 kW inverters - six Pylontech lithium-iron-phosphate batteries with a total capacity of 28.8 kWh, sufficient for normal household consumption and charging one or two electric vehicles.~~The water supply comes from a newly drilled private well, authorized and completed, 124 meters deep, with an approximate flow rate of 1,500 liters per hour, an approved meter, and a storage tank of about 55,000 liters. The water quality has been laboratory tested and certified.~~Outside, the property features a 4.60 × 9.60 m swimming pool, 1.60 m deep, equipped with multicolor LED lighting, ideal for enjoying the surroundings at any time of day.~~The property is sold with the certificate of completion of construction, estimated to be ready within two months. Some images have been AI-generated to show clean views of rooms that are still under construction.~~The sale price includes the real estate agency commission, fully paid by the seller. The price does not include property transfer tax (ITP), notary fees, or land registry costs, which are estimated at approximately 2% and must be paid when signing the public deed. The tax percentage is calculated on the final deed price and may vary depending on subsidies, benefits, age, and other circumstances of the buyer.

property details

Spanishstate id: **6330868**
reference:: **101-FA1221**
close to/ located: **Fincas Galicia Urb.**
region: **Coruña**
property type: **country house**
rooms: **5**
property surface: **331 m2**
surface plot: **16700 m2**
price: **€ 1.790.000**

contact

real estate agent: **Grupdirect**
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