

## duplex for sale Moaña, Morrazo



There are homes that work. And then there are those that truly fit.~This is one of the rare ones that does both. Not because it's perfect, but because it has something that's hard to find: balance.~Between space and location. Between calm and connection.~~THE PROPERTY: A DUPLEX~135 m2 spread over two floors that allow life to flow naturally, without overlap.~~Downstairs, daily living. Upstairs, rest.~ • Four spacious bedrooms — none of them unnecessary.~ • Two full bathrooms: one on each floor.~ • A living-dining room with access to a corner terrace overlooking the estuary.~ • The kitchen is independent, but more importantly, it has potential. It can be opened up. Integrated. Reimagined. Which means you're not buying a closed space, but a foundation to build your own version.~~The light here is constant. The orientation allows natural light throughout the entire day. It's not the kind that shows up for an hour and disappears. It's a continuous presence.~The oak parquet supports it all — well maintained, warm, and cohesive.~And there's something that adds more value than it seems: no damp, no structural issues, no hidden surprises. It works. And in real estate, that says a lot.~The storage heater system works quickly and efficiently.~~THE BUILDING~ • Parking space in the same building.~ • Storage-laundry room next to the parking space — unload, organize, forget about it.~ • Building with only 8 residences.~ • Quiet community, no constant turnover, long-term neighbors.~~A building that's also well maintained: recently painted façade, new garage door, and upkeep fully up to date. No pending assessments. No uncertainty.~Community fee: €50/month.~~THE LOCATION~Located in Tirán, just 350 meters from Tirán beach. Close enough to walk. Residential area of detached homes.~No constant traffic. No feeling of overcrowding. There's space — and that changes more than you think.~~A 1-minute walk to the bus stop connecting to Moaña, Vigo...~A 15-minute walk to the center of Moaña — a town that still preserves an identity many places have lost. Local life. Community. People who know each other. Festivals, markets, cultural activity.~This isn't just somewhere to live. It's somewhere to stay. And it also offers excellent connection to Vigo with boats every 30 minutes (a ~20-minute journey that isn't just transport — it's a routine without traffic, with estuary views that genuinely improve your day).~~WHO IS THIS FOR?~This kind of property tends to resonate with specific profiles:~ • Families looking for space without giving up connection to Vigo.~ • Remote workers who value the surroundings as much as the home itself.~ • Anyone wanting to leave the city center without losing access to everything.~ • And those who have already lived in more saturated areas and understand the value of slowing down.~~Important: nothing is hidden here. It's a second floor without a lift (to be honest, the stairs are very easy to manage).~~If this fits, message me for more details or to arrange a viewing.~~~This listing may contain errors, is non-binding, and is provided for

informational purposes only.~The information, features, and measurements described may be subject to change.

~~Verification is recommended before making any decision.

## property details

Spanishstate **6378608**  
id:  
reference:: **RL\_00217**  
close to/ located: **Moaña**  
region: **Morrazo**  
property type: **duplex**  
rooms: **4**  
property surface: **135 m2**  
surface plot: **- m2**  
price: **€ 260.000**

## contact

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