

## house for sale Vilaboa, Mariña Oriental



### A Taberna Vella

A magnificent and welcoming example of a traditional stone house from the early 20th century, renovated with a mezzanine floor.

The house has one of the most harmonious façades in the region.

### Features of the property

#### • Built area:

- Ground floor: 100 m<sup>2</sup>
- First floor: 100 m<sup>2</sup>
- Attic with longitudinal section accessible in an upright position
- Garage/storage room with high ceiling connected to the ground floor
- Annexed storage room/workshop

#### - Traditional cabozo

#### • Exterior:

- Front terrace paved with slabs
- Rear terrace with fountain
- Meadow suitable for fruit trees or vegetable garden, with access from the rear terrace

#### • Interior layout

- Ground floor: living room, kitchen, toilet, direct access to the garage/storage room
- First floor: three bedrooms, three bathrooms, balcony, furnished overhang and oven opening
- Access between floors via a straight, comfortable and decorative oak staircase

#### Unique features

- Sold practically furnished
- Entrance wardrobe doors originally from an 18th-century French mansion
- Traditional bread oven in perfect condition, located on the upper floor
- Original half entrance doors and interior doors

#### Comfort and efficiency

- Slate roof renovated in 2011, with thermal blanket and copper guttering
- Oil heating with cast iron radiators on the ground floor and aluminium radiators on the upper floor
- Wood-burning fireplace + wood supply for the first winter
- Climate typical of a refuge from high temperatures (MeteoGalicia)

#### Location and access

Detached house, well connected by public roads to the LU-P-4802 motorway.

- Lugo – 56 min
- Praia das Catedrais – 48 min
- Ribadeo – 40 min
- Mondoñedo – 40 min
- Meira – 22 min
- Taramundi – 19 min

## property details

Spanishstate id: **6294062**  
 reference:: -  
 close to/ located: **Vilaboa**  
 region: **Mariña Oriental**

## contact

name: **Anxo Fernández**  
 spreek: **English, French, portuguese, Spanish**  
 telefoon: **not available**

property type:	<b>house</b>
rooms:	<b>3</b>
property surface:	<b>- m2</b>
surface plot:	<b>1016 m2</b>
price:	<b>€ 350.000</b>