

## **villa for sale Trasmiras, Limia**



Don't miss this incredible opportunity to acquire a dream home, offered directly by a private seller!

This house is simply beautiful, with high-quality finishes, including double thermal break carpentry in an elegant wood tone both inside and out, perfectly complemented by an attractive aubergine color. Security tilt-and-turn windows ensure peace of mind and comfort.

The property boasts approximately 350 square meters of living space, along with a rear garden of about 60 square meters not included in the attached list of properties. This property has been completely renovated to be operated as a rural rental house, offering exceptional potential.

On the ground floor, you'll find an entrance hall that leads to a spacious garage with room for 4 cars. From here, you can also access an area that was once the old kitchen, a bathroom with a shower, and a cellar with storage, a Cartesian well with excellent quality water, and a laundry area. Heating throughout the house is provided by diesel, making it energy-efficient.

On the first floor, you'll discover 4 bedrooms, a spacious living-dining room, a well-equipped kitchen, two bathrooms, and two terraces that offer stunning views. Additionally, there's an attic space of approximately 80 square meters with extraordinary views, which still has potential for customization to suit your needs.

The location of this house is strategic, as it is situated on the main road connecting Zamora to Orense and Vigo, with easy access to the motorway just 100 meters away. It's close to the beautiful Ribeira Sacra, 50 kilometers from Portugal (Chaves), Verin at approximately the same distance, and Ginzo de Limia at about the same distance as well. Allariz, a charming town famous for its history and harmonious atmosphere, is nearby. Orense is only a 30-minute drive away, and this town serves as the hub for the surrounding area.

This house has been meticulously prepared for use and is maintained in impeccable condition. It offers an interesting investment opportunity for both daily living and rental in an area with great business potential due to its prime location.

Don't miss this unique opportunity; contact us today at 0034.632.565.475 for more information! We look forward to hearing from you. The price is 300,000 euros, and no discounts of any kind will be applied, representing exceptional value given everything this property has to offer. Additionally, please note that part of the properties includes a plot of land on the road and another plot adjacent to the house, which could further expand the possibilities of this spectacular place. Don't miss out!

## property details

Spanishstate id: **5485437**  
reference:: **CHALET RURAL**  
close to/ located: **Trasmiras**  
region: **Limia**  
property type: **villa**  
rooms: **4**  
property surface: **350 m2**  
surface plot: **8900 m2**  
price: **€ 270.000**

## contact

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