



THE SINGULAR SPACE
EXTRAORDINARY PROPERTIES



**Traditional stone property with
glorious sea views. A Coruña
Ref. SI37**

With preliminary refurbishment plans already in place, this property is nestled among camellias and hydrangeas and features an original Lareira wood-burning stove.

**3 habitaciones
3 baños
130 m² de superficie
2.127 m² de terreno**

This diamond in the rough is tucked away in a protected area, deemed of significant ecological value thanks to its diverse flora and fauna, and needs a new owner to harness its full potential and give it a new lease of life.

The property is ensconced in truly extraordinary natural surroundings atop a lush, leafy valley, affording breathtaking views of the lagoon, dunes and Ferrol's famous Blue Flag-certified Doniños beach.

It has preliminary refurbishment plans in place for 310 sqm plus outside space including a terrace and pool, with additional building rights that could take the total floor space to 638 sqm.

The current structures are around 130 sqm and comprise: two double-storey stone structures both featuring the original internal layout, a traditional free-standing granary, the former cattle shed and a Lareira, an open-air wood-burning stove crafted in stone. These ovens are rare nowadays but were once the beating heart of a traditional Galician home and were used both for cooking and to keep the house warm.

Outside is a pleasant garden arranged over more than 2,000 sqm with spectacular views.

A traditional stone wall and camellias run the length of the lower perimeter, and the upper perimeter is flanked by a row of colourful hydrangeas and firethorn plants.

A recent reforestation initiative saw a range of different trees planted on the land, including American oak, Acer palmatum, Prunus serrulata, Betula alba, Ginkgo biloba, Birch, Avocado trees and Amelanchier canadensis.

Thanks to its urban location the estate is connected to both water and electricity supplies. A favourable urban planning application also means that construction work need not be undertaken on the stone walls enclosing the plot, as these are original.

If you're all about enjoying your surroundings and have a creative flair for refurbishment, this is the place for you. Welcome home.



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