

San Xenxo Villa

Region: Galicia **Sleeps:** 6

Overview

With breath-taking panoramic views and across the river and mountains, San Xenxo Villa is an unbeatable home-from-home just a short drive from the beautiful, historical town of Pontevedra!

Upon your arrival you will be greeted with a welcome pack, included in the rental price, to ensure you can settle in immediately and get that holiday-feeling! Your sublime interiors echo the traditional style of the exterior, with exposed stone walls throughout, beamed ceilings and largely wooden furniture. It is a charming design that oozes comfort, whether in your cosy lounge, stylish dining rooms or fabulous, fully-equipped kitchen – each wonderfully elevated to enjoy these panoramic views.

There are three independent bedrooms for you to choose from. All three embody the same traditional charm, with vaulted ceilings and tons of natural light. They also all have direct access to the patio and garden from which you can admire these enchanting countryside views – so you can rise and shine with the perfect wake-up! Each is equipped with an incredible ensuite bathroom for your absolute privacy, and all three include a bathtub – so you can soak, lounge and laze your way to total rejuvenation!

Step outside into these spectacular landscaped gardens for a truly idyllic environment in which to unwind, enjoy the fresh air and countryside views, and soak up the sunshine! Your immense private pool sits at one end of the garden, stretching 8 meters across and lined with loungers for all your sunbathing needs. Alongside it is a second, child-friendly pool, so that you can soak and swim and splash carefree, knowing your child is safe in their own appropriately-sized pool right alongside you! Both pools are fenced for absolute peace of mind. Across the lawn and terraces you will find plenty of casual seating, as well



as a purpose-built barbecue and alfresco dining – so you can spend all your time enjoying these fabulous surroundings!

Tucked right at the heart of the Galician south coast, overlooking rivers and beaches and mountains, this is an idyllic location for relaxation amid the tranquil countryside. There's even a UNESCO World Heritage site just a few minutes away! And yet within just a short drive you'll find the historical town of Pontevedra and only 5km away is the town of Sanxenxo, a small, quaint town with a growing tourism appeal.

Facilities

Wi-Fi/Internet • Washing Machine • Villa • Coffee Machine • Hairdryer • Boat Trips • Sailing • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Watersports • Walking/Hiking Paths • Golf Nearby • Air-Con • TV • Cots (Cribs) • Maid Service Available • Beach Nearby • Private Pool • DVD • Modern • Pool Safety Feature • Ideal for Kids • Ideal for Teens • <1hr to Airport • Dishwasher • All Bedrooms En-Suite • Satellite TV • Heating • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

San Xenxo Villa is a 3-bedroom property with great views of the Ria de Pontevedra. The swimming pool area is fenced and even has a smaller child-friendly pool.

Interior

- Master bedroom, with en-suite bathroom
- Two double bedrooms, with en-suite bathrooms
- Cosy dining & living area
- Kitchen
- Utility room

Exterior

- Private fenced swimming pool, with Roman steps & ladder access (8 x 4 m)
- Barbecue
- Child friendly pool
- Lawn area
- Outdoor dining & furniture
- Private Parking
- Sun loungers

Additional Facilities

- Wi-Fi connection
- Air conditioning
- Central heating
- Dishwasher
- Washing machine
- Iron & board
- Cot
- Highchair

Tourist License Number: TR-PO-000171



Location & Local Information

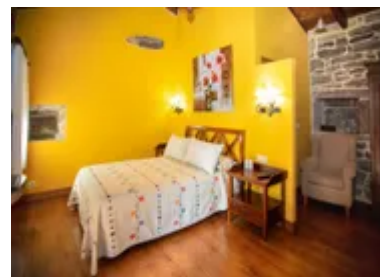
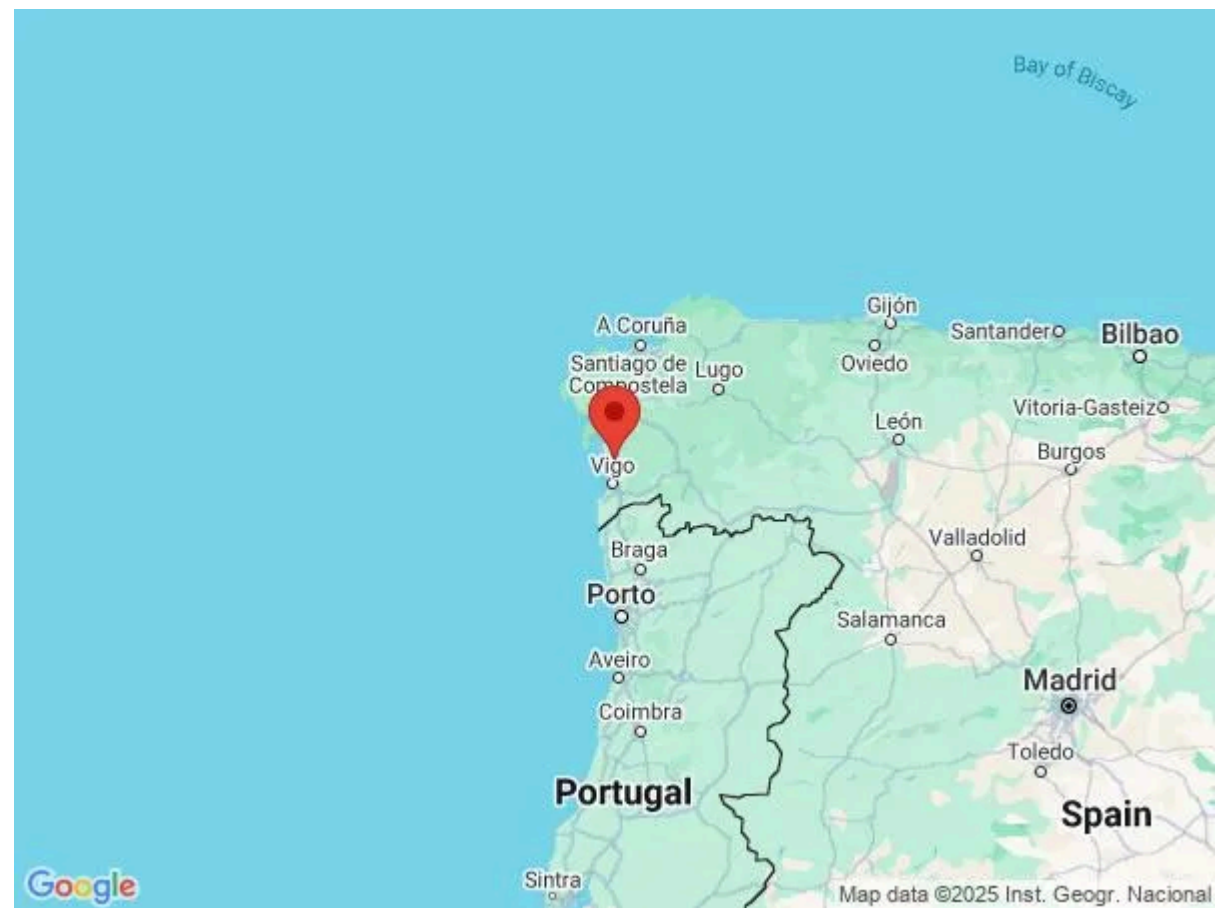
Tucked in the rolling countryside in the far north-west of Spain, San Xenxo Villa is ideally placed to enjoy the tranquil setting and natural beauty of rural Galicia!

Just 15 minutes away, Pontevedra is a deeply historical and beautiful city which welcomes visitors to enjoy incredible sightseeing, a myriad of festivals throughout the year and tons of fabulous nearby beaches, including Placeres, Pontesampaio, Mogor, Aguite, Portocelo and Cabeceira. The charming squares and historic, often religious architecture throughout the city including a mixture of baroque, neoclassical and medieval churches and ruins as well as incredible public squares which are a vibrant community hub! With a fully pedestrianised 300,000 square meter medieval centre, you can enjoy carefree wandering in Spain's most accessible city!

Local delights include wine served in a bowl in many of the smaller pubs on the backstreets, affordable octopus and all kinds of treats including 'queixo galego' and 'pan galego' (local bread and cheeses) from the regular farmers' market by the river. Within the city, the Museo Provincial de Pontevedra is considered to be one of the finest historical/archaeological museums in Spain, while the Rias Bajas (Rias Baixas) coastal region has flourishing coastlines, mountains, rivers, lakes and estuaries that ooze incredible natural beauty.

About 45 minutes south you'll reach the Portuguese border and the enchanting region of Minho, with a fascinating history and sublime natural landscape! It is a fantastic, largely rural region on the northernmost Atlantic tip of Portugal and shares many attributes with Galicia. Minho is perhaps most famous as the home of the Vinho Verde, a crisp, dry white wine (although as the name suggests, it is in fact green!) best enjoyed with a local fish dish.

With a breath-taking coastline that meets the powerful Atlantic Ocean, Galicia is a paradise for beach holidays and nature lovers, as well as the keen surfer, or indeed



even those looking to try it for the first time, with plenty of surfing schools all along the calmer sections of the coast.

Local Amenities

Nearest Airport	Vigo Airport/Santiago de Compostela Airport (37.4km/78.5km)
Nearest Town/City	Pontevedra (6.2km)
Nearest Restaurant	Asador O'Remo (5km)
Nearest Bar/Pub	Bar Castro (5.5km)
Nearest Beach	Praia de Pinela (2km)
Nearest Golf	Campo de Golf Meis (10km)
Nearest Tennis	Club De Tennis Codesal (5.6km)

What we love

- At just 1km from the town and almost as near to the beach, you'll find everything you need at your fingertips!
- Stunning views across the Sea of Ria de Pontevedra against the backdrop of the mountains between the unique Galician estuaries provide the perfect scenery for your morning coffee!
- With three, private, en-suite bedrooms this villa perfectly caters for an independent family or group of friends!
- With a fenced, 8-meter pool alongside a child-safe pool, you'll have absolute peace of mind when it comes to paddling and having fun with the youngsters!

What you should know...

- Parents should note that all three bedrooms have direct garden access
- Please note there is air-conditioning in all rooms except the kitchen
- Please notice that a 52% deposit is required at the time of the booking for this property.
- Please note that during low season those travelling in smaller groups can benefit from a reduced rate, however, certain bedrooms may not be accessible. For access to the full villa guests will need to be a part of 5 or more. Please enquire for more information.

Terms & Conditions

- **Security deposit:** €150 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** The arrival time for this property is between 4-5pm. Please enquire if you wish to know the exact time.
- **Departure time:** The departure time for this property is between 10am - 12pm. Please enquire if you wish to know the exact time.
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Not permitted.
- **Other Ts and Cs:** A non-refundable 52% deposit is required to confirm a booking at this property (or full payment if booking within 12 weeks of departure). Please note that during low season those travelling in smaller groups can benefit from a reduced rate, however, certain bedrooms may not be accessible. For access to the full villa guests will need to be a part of 5 or more. Please enquire for more information.
- **Changeover day:** Saturday during peak season. Flexible during other periods.
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Smoking & Vaping is not permitted inside the villa.
- **Minimum stay:** 7 nights.
- **Heating costs included?:** Yes, included in the rental price.
- **Pool heating charge?:** Not available.
- **Tax:** Tourist Tax included in the rental price.
- **Internet access?:** Wi-Fi connection included in the rental price.
- **Pool towels included?:** Not available.