

# Casa Kinkan

Region: Galicia Sleeps: 8

## Overview

Located just ten minutes from Santiago de Compostela, this luxurious and grand villa is a true Galician masterpiece. With four stylish bedrooms and an abundance of space, Casa Kinkan sleeps up to eight guests, making it a fantastic choice for families, groups of friends or multiple couples to spend some quality time together in the glorious Galician sun. For those looking for a luxurious home away from home in a convenient location, Casa Kinkan provides just that.

Large windows feature heavily in Casa Kinkan, making the entire space feel light and airy. Set over three levels, the villa has been recently renovated, incorporating many modern luxuries whilst retaining traditional Galician features throughout. On the first floor, there is a large and modern kitchen/dining room featuring a central island, plenty of prep space and state-of-the-art appliances. There is also a large living area, with plenty of comfortable sofas and a flat-screen TV, perfect for getting together with the family and watching a movie. On the ground floor, there is a garage, a games room, and a laundry room.

The stylish bedrooms feature large arched windows, allowing daylight to stream in and commanding spectacular views of the surrounding landscape. Two of the bedrooms have double beds, while the other two have twin beds, perfect for those travelling with children. All of the bedrooms have their own modern and well-equipped en-suite bathrooms; there is also the main bathroom with a hydromassage shower. The bedrooms all have access to a balcony and have been stylishly decorated, providing a private haven for guests to rest and recharge after a long day in the sun.

Outside, Casa Kinkan only gets more stunning; the villa is built on a large plot of land on the side of a hill, with an incredible garden and stunning views. The villa has various balconies with comfortable seating areas; guests can grab an early morning coffee and sit on the balcony, drinking in the spectacular views. The pool area is truly reminiscent of the magnificent grandeur of Casa Kinkan; a large pillared pergola runs down the length of the pool, providing shade from the sun. There are plenty of sun loungers around the pool for guests to relax on, as well as a beautiful covered outdoor dining area draped in greenery and planting. The pool area is set into the hill, which overlooks the beautiful surrounding area; the historical city of Santiago de Compostela is visible from the beautiful gardens.



This beautiful property offers guests a relaxing and tranquil yet convenient stay. With chic features, great facilities and a fantastic location, Casa Kinkan has everything guests could want. Whether you are looking for a honeymoon home, a relaxing escape or a well-positioned base for exploring the countryside and coastline of the Rías Baixas, this is the place for you.

## Facilities

Modern • **Recommended** • Private Pool • Ideal for Teens • Wi-Fi/Internet • Walk to Restaurant • <1hr to Airport • BBQ • Satellite TV • Games Room • Indoor Games • Outdoor Games • Table Tennis • Table Football • DVD • Heating • Cot(s) • Fenced Grounds • Wine Tasting • Tennis Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## The Villa

During you stay at Casa Kinkan, you will certainly feel spoiled. This superior villa has been carefully appointed with Brazilian granite in the kitchen, Puerto Blanco linens in the bedrooms and the gardens are maintained daily.

### Ground Floor

- Games room with football table and table tennis
- Utility room with washing machine

### First Floor

- Fully-equipped kitchen with island unit, dining table, wall-mounted TV, and views of the garden
- Living room with large wall-mounted TV, music system, and reading space
- Toilet

### Second Floor

- Bedroom with double bed (180 x 200 cm) and en-suite hydromassage bath
- Bedroom with double bed (180 x 200 cm) and en-suite hydromassage shower
- Bedroom with joined twin beds (90 x 190 cm) and en-suite hydromassage shower
- Bedroom with joined twin beds (90 x 190 cm) and en-suite hydromassage shower
- Bathroom with hydromassage shower
- Shared balcony

### Exterior

- Luscious botanical gardens with several walkways towards the swimming pool area and up a hill which contains a viewpoint
- Private swimming pool (12 x 7 m) with surrounding sun loungers and pergola
- Covered terrace with dining table and barbecue
- Covered terrace attached on the first floor with seating options
- Front gate with driveway and parking space
- Poolside toilet

### Additional Facilities

- Wi-Fi connection
- Heating
- Dishwasher
- Iron and board
- Crib available, on request

Tourist License Number: VUT-CO-000563



## Location & Local Information

Galicia itself is a hidden gem and still remains largely off the typical tourist trail, making it an ideal destination for an authentic Spanish retreat. Casa Kinkan is located in a quiet village, roughly a fifteen-minute drive from the Galician capital of Santiago de Compostela, a bustling and lively city full of culture and historical landmarks. Guests can walk to the local shops, restaurants, supermarkets, and shopping centre or take a day trip to the historic city of Santiago de Compostela.

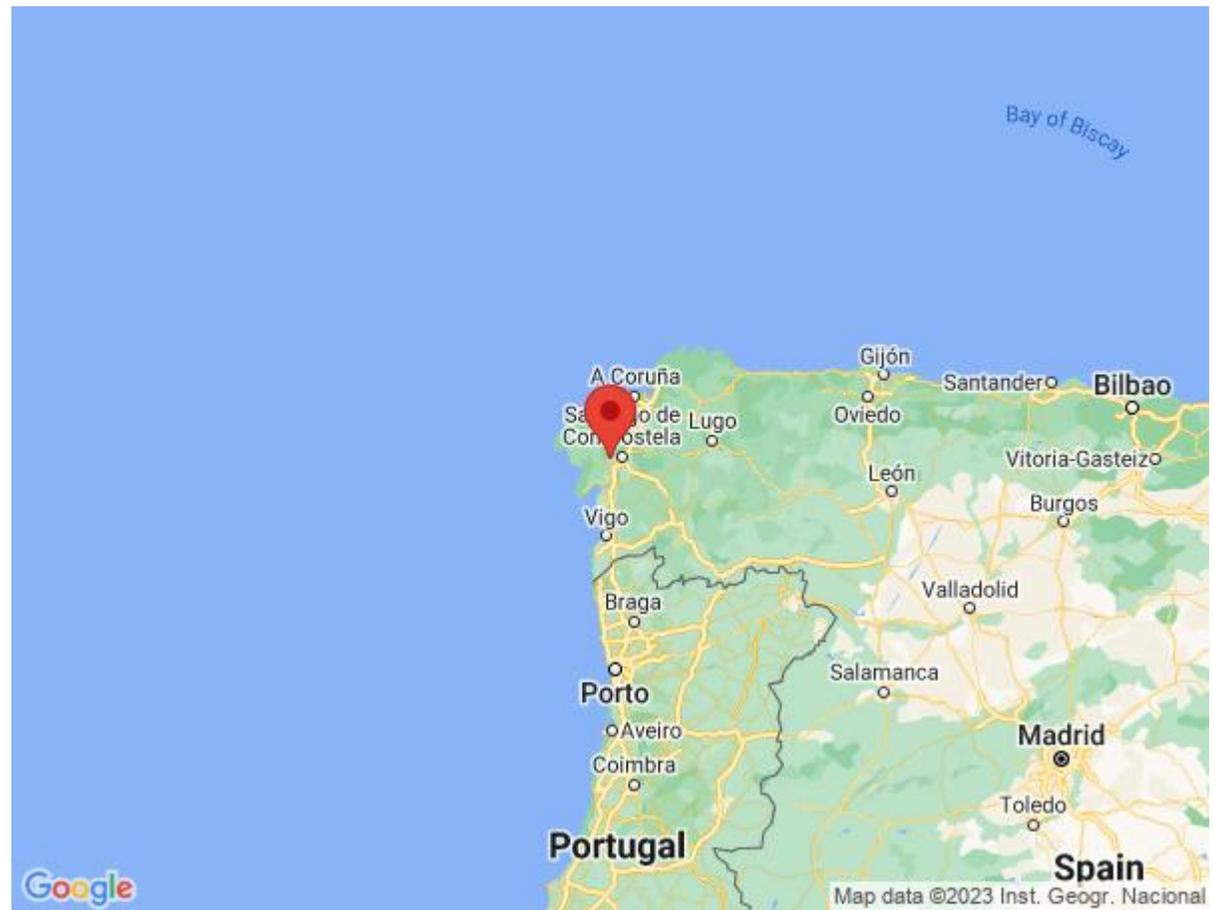
The historic city has been declared a World Heritage Site by UNESCO, which considers it one of the most beautiful urban areas in the world. There are many reasons to visit this city: history, nature, leisure, and gastronomy are some of the things that tourists can enjoy. Visit the famous cathedral and get lost in the narrow streets and squares that make up its historic quarter with centuries of history and majestic buildings, many of them from medieval times.

The Cathedral Museum spreads over four floors and incorporates the cathedral's large 16<sup>th</sup>-century Gothic-Plateresque cloister. You'll see a sizeable section of Maestro Mateo's original carved-stone choir (destroyed in 1604 but pieced back together in 1999), an impressive collection of religious art (including the Botafumeiros in the second-floor library), the lavishly decorated 18<sup>th</sup>-century sala capitular, a room of tapestries woven from designs by Goya, and, off the cloister, the Panteón de Reyes, with tombs of kings of medieval León.

Santiago's food market is a fascinating, always lively scene, very clean, with masses of fresh produce from the seas and countryside attractively displayed at 300-odd stalls. Stock up on Tetilla cheese, cured meats, sausage, fruit, empanada (pastry pie) or the tasty takeaway dishes of Cocina María for a picnic. Numerous bars and cafes line the street outside, and there are several more within the market itself, including a wine bar in the central alley.

Outside of Santiago, guests can visit The Fervenza do Toxa, one of the highest waterfalls in Spain. They are surrounded by a lush forest of oak, chestnut, birch and other native species that form a unique landscape that captivates the visitor. Guests can also take a trip to El Pazo de Oca, one of the most beautiful gardens in the world. Other must-see cities like Pontevedra, and the quaint town of Noia, are close by too.

The coast of Rías Baixas, located just half an hour's drive away, is full of charming restaurants and cafes and is home to a beautiful beach. The nearest airport is Santiago de Compostela Airport, which is roughly a 20-minute drive from Casa Kinkan, so getting there couldn't be easier!



## Local Amenities

Nearest Airport	<b>Santiago de Compostela Airport (28 km)</b>
Nearest Ferry Port	<b>Port of A Coruna (88 km)</b>
Nearest Train Station	<b>Osebe Station (9 km)</b>
Nearest Village	<b>Algueidon (1 km)</b>
Nearest Town	<b>Bertamirans (2 km)</b>
Nearest City	<b>Santiago de Compostela (14 km)</b>
Nearest Restaurant	<b>Kratos Restaurante (850 m)</b>
Nearest Bar/Pub	<b>O Repouso (1 km)</b>
Nearest Supermarket	<b>Supermercados Froiz (1 km)</b>
Nearest Beach	<b>Boa Grande Beach (27 km)</b>
Nearest Golf	<b>Val de Rois Golf Club (13 km)</b>
Nearest Tennis	<b>Santiago Real Aero Club (15 km)</b>

## What Oliver loves...

- The beautiful outdoor barbecue and dining area provides the perfect setting for delicious alfresco meals
- Casa Kinkan has been recently renovated to a very high standard; all four bedrooms have been stylishly designed and have their own en-suite bathroom!
- The villa is just ten minutes from the city of Santiago, which is just visible from the villa!
- The spacious garden and beautiful private pool will easily accommodate everyone during those long, lazy afternoons in the sun. The garden is also completely fenced and private

## What you should know...

- The villa also provides a private parking space - we recommend that guests hire a car to get around, as it is a rural area
- Please note that the pool is not fenced and there are some difficult stairs - children should not be left to explore unaccompanied
- Please note that this property does not contain air conditioning

# Terms & Conditions

- Security deposit: €700 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4 pm.
- Departure time: 10 am.
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, included in the rental price.
- Linen & towels included?: Yes, included in the rental price and changed every 3 days.
- Pool towels included?: Not available.
- End of stay cleaning included?: Yes, and weekly cleaning included in the rental price. 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.
- Internet access?: Complimentary Wi-Fi internet access is included in rental price. It is good to note that the speed is dependent on the local provider and technical issues may cause reduced speed or cut of service.
- Minimum stay: 3 nights during Semana Santa. 7 nights during other periods.
- Changeover day: Flexible.
- Pets welcome?: Not permitted.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: Not available.
- Tax: Tourist Tax included in the rental price.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.