The Galicia Buyer Guide

Galicia & Green Spain Property & Relocation

Nov 12, 2026 · @Someone

Welcome to Green Spain

Galicia gives you Atlantic beaches, stone villages and real Spanish city life at prices well below the Costa del Sol. This guide shows you where to look, what you can buy, and how we get you there, from first viewing to residency card.

Galicia & Green Spain Property & Relocation is a one-stop shop for international buyers. We find the property, act as your buyer's agent, and handle the legal, residency and paperwork steps that usually take newcomers months to work out alone.

We know this road because we have walked it. Caroline and Lucie both moved to Galicia from other countries. We have queued for the same appointments, filled in the same forms, been sent home for the one missing photocopy, and learned how things really work here. Now we use that experience so your move is smoother than ours was.

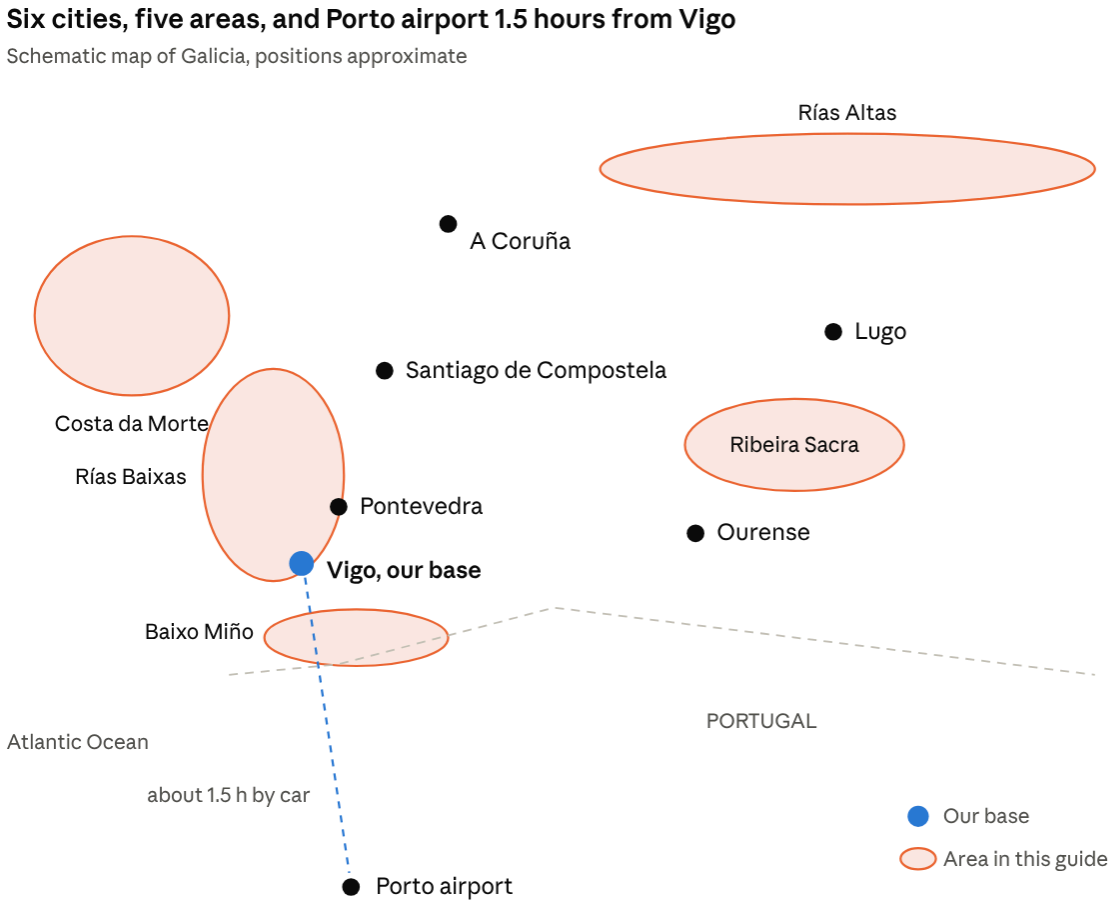
Use this guide to decide which area and lifestyle fit you. Then book a free call and we will match you with real properties.

Galicia at a glance

Galicia is Spain's green north-west corner: four provinces, about 1,600 km of coastline, and homes that cost far less than the national average. In July 2026 Idealista put Galicia at about €1,661 per m², against roughly €2,823 for Spain as a whole (Vozpópuli, citing Idealista).

Province	Main cities	Character
Pontevedra	Vigo, Pontevedra	Rías Baixas beaches, mildest climate, Portuguese border. The most expensive province to rent in.
A Coruña	A Coruña, Santiago de Compostela	Big-city life, the pilgrim capital, wild Costa da Morte.
Lugo	Lugo	Roman walls, green farmland, the northern Rías Altas coast. Among the cheapest provinces.

Province	Main cities	Character
Ourense	Ourense	Inland, hot springs, Ribeira Sacra wine country. The cheapest homes in Galicia.



Galicia · schematic map of cities and areas

The Rías Baixas and Baixo Miño sit within 45 minutes of Vigo; Costa da Morte and Rías Altas are wilder and further north.

Climate. Mild all year, rarely freezing on the coast and rarely above 30°C. It rains more than the rest of Spain, which is why everything is so green. The south (Vigo, Rías Baixas, Ourense) is warmer and sunnier than the north.

Getting here. Three airports: Vigo, Santiago and A Coruña. Porto airport in Portugal is about 1.5 hours from Vigo and has more international flights. High-speed trains link Ourense, Santiago and A Coruña to Madrid.

Language. Spanish and Galician are both official. Everyone speaks Spanish; learning a few Galician words wins hearts in villages.

Pace of life. Seafood, wine, village fiestas and long lunches, with far fewer tourists than the south. Rentals here are also climbing fast, so buying is often the better long-term move.

The cities

Galicia's six main cities are each small enough to walk and big enough for hospitals, international schools and good shopping. Vigo and A Coruña are the priciest; Lugo and Ourense the best value.

Vigo — our home base

Galicia's largest city sits on the Ría de Vigo, facing the Cíes Islands. It is a working port with beaches inside the city (Samil is the best known), a lively old town and easy access to Porto. Used homes hit a record of about €2,480 per m² in June 2026 (Merca2, citing Idealista), but towns 15–30 minutes away cost much less.



Best for: families, beach lovers, anyone who wants city life by the sea.

A Coruña

A confident, elegant city on a peninsula, with glassed-in balconies along the waterfront and the Roman Tower of Hercules. Excellent services and a long city beach (Riazor–Orzán). It is the most expensive city in Galicia per m².

Best for: professionals, families, people who want a proper city with sea views.

Santiago de Compostela

The end of the Camino de Santiago and a UNESCO World Heritage old town. A university city with a big hospital, a busy airport and a calm, cultured feel. Foreign buyers are more active here than in any other Galician city.

Best for: culture lovers, academics, families wanting schools and healthcare close by.

Pontevedra

Famous for its car-free old town, one of the most walkable in Europe. Small, safe and green, it sits at the head of its own ría, 20 minutes from beaches like Sanxenxo.

Best for: retirees, young families, anyone who wants a quiet, pedestrian city.

Ourense

The inland city of hot springs, with free outdoor thermal pools along the Miño river. Hotter summers, colder winters, and some of the lowest property prices in Galicia. A high-speed train reaches Madrid in about 2.5 hours.

Best for: budget buyers, wellness lovers, gateway to the Ribeira Sacra wine country.

Lugo

Wrapped in complete Roman walls you can walk on top of (UNESCO listed). A relaxed farming capital with very affordable homes and wonderful food.

Best for: budget-conscious buyers who want a city with rural Galicia on the doorstep.

Rent check (Idealista, end of 2025)

City	Rent €/m² per month
Vigo	11.2
A Coruña	11.1
Santiago	10.1

City	Rent €/m² per month
Pontevedra	9.4
Ourense	8.0
Lugo	7.9

Source: El Debate, citing Idealista. Useful for comparing areas and for buyers who plan to let their property.

Coast and countryside: the areas to know

Most international buyers look within an hour of Vigo, Santiago or A Coruña. Each stretch of Galicia has a very different feel and price.

Rías Baixas (south-west coast)

Four sheltered estuaries between Vigo and Santiago, with calm water, white-sand beaches and Albariño vineyards. Towns like Baiona, Nigrán, Sanxenxo, Cambados and O Grove are the most popular with foreign buyers. The warmest, sunniest coast in Galicia, and the priciest near the beaches.

Baixo Miño (the Portuguese border)

The Miño river valley from A Guarda to Tui and Salvaterra, with Portugal across the bridge. Vineyards, medieval towns and quieter beaches, 30–45 minutes from Vigo and about an hour from Porto airport. Good value for stone houses with land.

Costa da Morte (west coast)

The wild Atlantic coast between Muxía and Fisterra: cliffs, lighthouses, huge empty beaches and fishing villages. Dramatic, windier and much cheaper than the Rías Baixas. Ideal for people who want nature and space.

Rías Altas (north coast)

From Ferrol to Ribadeo, including the Cathedrals Beach rock arches. Green, cooler and uncrowded, with low prices, especially on the Lugo side (A Mariña).

Ribeira Sacra (inland, Ourense and Lugo)

Deep river canyons with terraced vineyards and Romanesque monasteries. Stone houses and ruins here are among the cheapest in Spain. Perfect for wine lovers, walkers and restoration projects.



Rural interior

Rolling farmland, chestnut woods and tiny villages across Lugo and Ourense. Lowest prices in Galicia, with average prices in villages like Vilamarín or Leiro of about €450–510 per m² (El Español, citing Idealista). Best if you have a car and like quiet.

Which lifestyle are you after?

Pick the life first, then the place. This is the quickest way to narrow your search.

Lifestyle	What it looks like	Where to look
Coastal living	Morning swims, seafood lunches, a walk along the promenade	Rías Baixas, Baiona, Nigrán, Sanxenxo, A Coruña
City by the sea	Shops, restaurants, hospitals and the beach in one place	Vigo, A Coruña

Lifestyle	What it looks like	Where to look
Village life	A stone house, a vegetable garden, neighbours who bring you eggs	Baixo Miño, Rías Altas, rural Lugo and Ourense
Wine country	Vineyards, harvest festivals, river canyons	Ribeira Sacra, Albariño country (Cambados), Ribeiro (Leiro)
Wild and remote	Cliffs, empty beaches, total quiet	Costa da Morte, A Mariña
Culture and learning	Universities, concerts, historic streets	Santiago, Pontevedra, Lugo
Remote work	Fast fibre, coworking, airport within an hour	Vigo, Santiago, Pontevedra and nearby towns
Retirement	Flat walkable streets, healthcare close by, mild winters	Pontevedra, Vigo area, Santiago, Baiona

Not sure? Renting for a few months is a smart way to test an area while we search, and we can arrange that too.

Property types

Galicia's signature home is the granite stone house with land, but you will find everything from city flats to manor houses.



Type	What it is	Good for	Watch for
Casa de piedra (stone house)	Traditional granite farmhouse, often with an hórreo (raised grain store) and land	Village life, character, gardens	Damp, roof and timber condition, old wiring
Finca / quinta	A house on a large plot, sometimes with vineyards or orchards	Space, self-sufficiency, horses	Land boundaries, rural planning rules, water supply
Pazo	A Galician manor house with chapel, gardens and walls	Boutique hotels, events, statement homes	High upkeep, heritage protection limits
Ruin to restore	A stone shell, often very cheap	Projects, custom homes	Rebuild permits, true renovation cost, access
Chalet / villa	Modern detached house, usually near towns	Families, low maintenance	Price premium near beaches

Type	What it is	Good for	Watch for
Piso (apartment)	City or seaside flat, often with sea views	Lock-up-and-leave, rentals, city life	Community fees, lifts in older blocks
New build	Recent flats and houses with modern insulation	Comfort, energy efficiency	Fewer options outside cities

Rural buying traps we check for you

- **Paperwork mismatches.** The land registry (Registro) and the tax map (Catastro) often disagree on size or boundaries in rural Galicia.
- **Many owners.** Old family homes can be split between several heirs, and every one must sign.
- **Building rules.** You often cannot build or extend on rustic land. Unregistered extensions may need legalising.
- **Services.** Check mains water or a legal well, septic tank, and fibre or 4G coverage before you fall in love.
- **Damp and heating.** Granite walls are thick and cold. Budget for insulation and a proper heating system.

What your budget buys

A typical 90 m² home in Galicia was valued at about €132,600 in mid-2026, and about €190,800 in Vigo (Tinsa, Galicia; Tinsa, Vigo). Prices are rising around 10–13% a year, so this is a rough guide only.

Budget	What it typically buys
Under €150k	A village stone house to update inland, a ruin with land, or a city flat in Lugo or Ourense
€150k–250k	A habitable stone house with garden in Baixo Miño or rural Pontevedra; a 2–3 bed flat in Vigo, Santiago or Pontevedra
€250k–400k	A restored stone house or modern villa within 30 minutes of Vigo or Santiago; a sea-view flat in A Coruña or Vigo

Budget	What it typically buys
€400k+	A finca with land near the coast, a renovated pazo, or a house walking distance from a Rías Baixas beach

Tell us your budget and we will send you real examples this week.

How buying works

Buying in Spain is safe when the checks are done properly, and usually takes 6–12 weeks from offer to keys. We manage every step with you.

1. **Get your NIE.** Spain's foreigner tax number. You need it to buy, open a bank account and connect utilities. We help you apply.
2. **Open a Spanish bank account.** For deposits, taxes and bills.
3. **Search and view.** Online, in person, or by live video viewing if you are abroad.
4. **Negotiate and reserve.** Once the price is agreed, a small reservation deposit takes the property off the market.
5. **Legal checks.** The lawyer checks ownership, debts, boundaries, planning status and that Registro and Catastro match.
6. **Private contract (arras).** You usually pay around 10%. Pull out and you lose it; the seller pulls out and pays you double.
7. **Completion at the notary.** You sign the deeds (escritura) and pay the balance. A sworn translator or power of attorney can be arranged.
8. **Taxes and registration.** Purchase tax is paid and the deeds are registered in your name at the Land Registry.
9. **Move in.** Utilities, insurance, local tax (IBI) and community fees are switched to you.

Buying costs in Galicia

Cost	Typical amount
Transfer tax (ITP), resale homes	8% of the price (Taxdown)
VAT (IVA), new builds	10%, plus stamp duty (AJD)
Notary and Land Registry	About 1–1.5%
Lawyer	About 1%
Mortgage costs, if any	Valuation and bank fees

Budget around **10–11% on top of the price** for a resale home. Reduced ITP rates of 7% or 3% exist for some buyers of a main home, so ask us whether you qualify.

Residency and visas

Buying a home does not give you residency on its own: Spain's Golden Visa closed in April 2025. Non-EU buyers, including UK and US citizens, need a visa to stay more than 90 days in any 180.

Route	Who it suits	Key requirement (2026)
Non-Lucrative Visa	Retirees and people living on savings, pensions or investments	About €28,800 a year for the main applicant, plus €7,200 per family member; no work in Spain (Moving to Spain)
Digital Nomad Visa	Remote workers employed by or freelancing for companies outside Spain	About €34,188 a year (200% of minimum wage) (Moving to Spain)
EU citizens	Dutch, Irish and other EU nationals	Register as a resident and show income or work plus health cover

After arriving, non-EU residents apply for a TIE card, which needs a fingerprint appointment at the police station. Appointments are hard to get, and this is one of the services we handle for you.

Also on the list: registering on the padrón (town hall register), healthcare, exchanging your driving licence, and getting tax advice on becoming a Spanish tax resident. Rules change often, so we always confirm the current requirements for your nationality.

We moved here too

Moving to Spain is exciting, and Spanish bureaucracy can still wear you down. Every office seems to want a different document, websites contradict each other, and the rules you read online last year may no longer apply. We know, because we went through it ourselves when we moved here from abroad.

That is what makes us different from a standard estate agent. We are not just selling you a house; we are sharing what we learned the hard way, so you can avoid the same mistakes and settle in faster.

What we tell every client

- **Paperwork comes in a set order.** NIE first, then the bank account, then the padrón, then residency. Get the order wrong and you go round in circles. We map out yours on day one.
- **Bring more copies than you think.** Originals, photocopies and passport photos. Being turned away for one missing copy is the most common frustration we hear, and one we have felt ourselves.
- **A friendly face helps.** Appointments go better with someone who speaks the language and knows what the officer will ask. That is why we come with you.
- **Say yes to the fiesta.** Integration happens at the village festival, the market and the local bar, not just at the town hall. Turn up, say *bos días*, and people will welcome you.
- **Learn some Spanish early.** Even a little opens doors with neighbours, doctors and officials. We can point you to local classes and language exchanges.
- **Find your people.** We introduce clients to neighbours, other newcomers and trusted local tradespeople, so you are never on your own.

Settling in, not just moving in

The keys are only the start. We help with the things that make a place feel like home: registering with a doctor, finding schools, setting up utilities, knowing which local office to go to, and understanding how life works in a Galician town. If something feels confusing, chances are one of us has faced it already. Just ask.

Our services: one team, start to finish

Most agents sell you a house. We get you settled in Galicia: one point of contact for the property, the paperwork and the move.

Finding your home

Service	What we do for you
Property finding	We search the whole market, not just one agency's listings, and shortlist homes that match your brief.
Buyer's agent	We work for you, not the seller: viewings, honest advice, price negotiation and managing the purchase all the way to the notary.
Viewings	In-person tours, or live video viewings if you are still abroad, with our honest view of each home.
Rental assistance	Short or long-term rentals while you search or settle in: we find the home, check the contract, negotiate terms and help with deposits and guarantees.

Legal, visas and paperwork

Service	What we do for you
Visas and residency	Guidance on the right visa, help preparing your application, then NIE, padrón and TIE residency card.
Legal services	Trusted English-speaking lawyers for property checks, contracts and completion, wills and inheritance, Spanish nationality applications and marriage paperwork.
Fingerprint and document services	FBI and RCMP fingerprints taken in Vigo, Hague apostilles, Spanish sworn translations, and your TIE fingerprint appointment booked and attended with you.
Tax and finance	Introductions to tax advisers and gestores, help opening a Spanish bank account, and mortgage introductions.

Your home, ready to live in

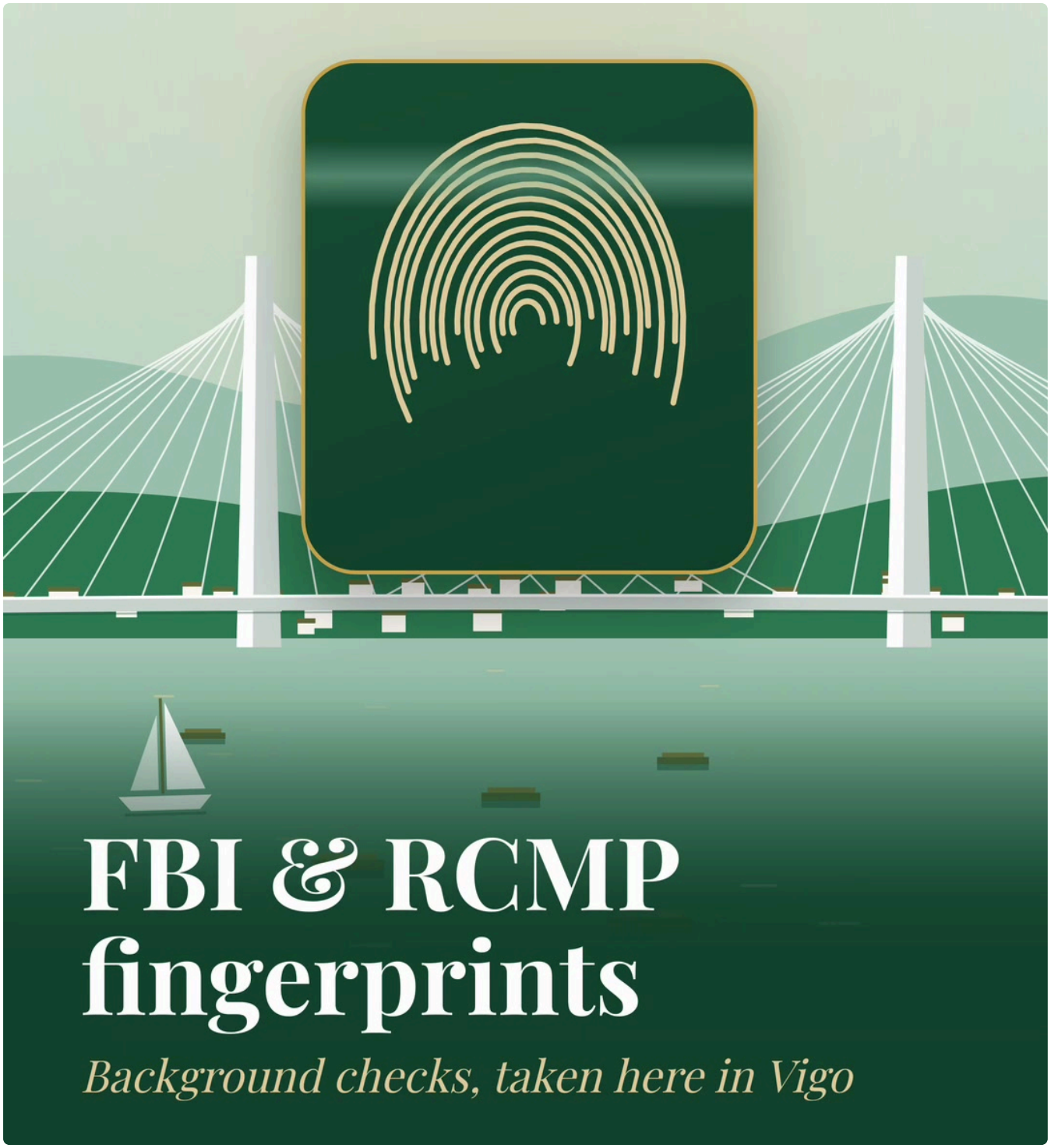
Service	What we do for you
Architectural services	Architects and surveyors to check a property before you buy, draw up renovation plans, legalise extensions and handle building permits.
Utilities and home setup	Electricity, water, internet, insurance and local taxes switched into your name.
Property management	Keys, maintenance, cleaning and holiday or long-term letting while you are abroad.

Settling in and joining the community

Service	What we do for you
Relocation	The practical side of moving: removals, exchanging your driving licence and registering your car.
Trusted local services	Our network of relocation, removal and pet relocation companies, local vets, plus the local tradespeople and services every new home needs: builders, plumbers, electricians, cleaners, gardeners and insurers. People we know and trust, so you don't have to start from scratch.
Healthcare and schools	Registering with a doctor, private health insurance, and finding the right school or nursery.
Language and interpreting	We come to appointments to interpret and introduce you to Spanish and Galician classes and language exchanges.
Community and integration	Introductions to neighbours, clubs and local events, plus tips on fiestas, markets and customs, so you feel part of local life from day one.

Fingerprint and document services in Vigo

New in Vigo, with our partner Tu Apostilla: official fingerprints and document services for visas, residency, nationality and marriage paperwork. Vigo is the only place in northern Spain to offer FBI and RCMP fingerprinting, Asturias and Cantabria included; the only other is Madrid.



- **FBI & RCMP fingerprints.** Fingerprints for US and Canadian background checks, taken here in Vigo, so you don't need to travel to Madrid.
- **Hague apostille.** We handle the process from start to finish.
- **Spanish sworn translations.** Official, certified and legally valid in Spain.

Your TIE residency card appointment. Non-EU residents also need their fingerprints taken by the National Police to get the TIE card. Free appointments often disappear within minutes, and the paperwork has to be exactly right on the day. We take care of it:

1. **We book the appointment.** We watch for slots and secure the earliest one near you, usually in Vigo.
2. **We prepare your file.** Application form, passport and copies, passport-style photos, your visa or residency approval, padrón certificate and proof the government fee is paid. We check every page before the day.
3. **We go with you.** We meet you at the police station, translate, and deal with any questions from the officer.
4. **We collect your card.** Once your TIE is ready, we book the collection appointment and make sure you leave with it.

The exact document list depends on your visa and nationality, so we confirm it for you before booking. Family members each need their own appointment; we book them together where we can.

Why clients choose us

- **We've made the move ourselves.** Caroline and Lucie both came to Galicia from abroad, live here and speak your language. We understand what you're going through.
- **On your side.** As your buyer's agent, we protect your interests, not the seller's.
- **One-stop shop.** From the first search to your first village fiesta, one team handles it all. No juggling agents, lawyers, architects and gestores alone.

Your next step: a free 15-minute call

Tell us where you are moving from, when, and your budget. We will come back with the right areas and real properties to match.

- **Caroline:** Caroline@galiciagreenspainproperty.com · +34 678 427266 (call or WhatsApp)
- **Lucie, Head Consultant:** Lucie@galiciagreenspainproperty.com

Figures in this guide are general information as of November 2026, not legal or tax advice. Prices and visa rules change; we confirm everything for your situation.

Sources

- Vozpópuli: Galicia price per m², citing Idealista
- Merca2: Vigo record price, citing Idealista
- El Debate: city rents, citing Idealista
- El Español: cheapest Galician towns, citing Idealista
- Tinsa: Galicia house prices and Vigo

- Taxdown: ITP in Galicia
- Moving to Spain: IPREM and visa income thresholds