



## 5 Bed House / Villa

Calle La Viña, Adeje, Costa Adeje, Spain



# €750,000

Ref: AAEP1752

 5  3  2  300 sq m  550 sq m

A very large family house built over three levels in the village of Adeje. It is in a peaceful area and has plenty of private parking area. It has five bedroom and three bathrooms and in ideal for a large family who want plenty of living space. There is a plot of land included with the house and a large basement.

# Buying in Tenerife

## Why Buy in Tenerife?

Tenerife is the largest of the Canary Isles and is probably the most popular holiday resort. It offers a wide variety of **beautiful scenery, from sunny palm tree lined beaches** to the lush green pine tree forests and the lunar landscapes of the volcanic area Las Cañadas of mount Teide which is the highest mountain in Spain.

You can literally witness all of the four seasons in one day if you decide to explore the island properly. In winter for example, you can set off early from one of the islands many sunny resorts and travel through the clouds and mist of the pine forests before coming out above the clouds to clear blue skies and play in the snow on mount Teide and then drive back down to the coast to sunbathe again.

## The Property Market

The property market is always buoyant in the Canary Isles as it caters for everyone. It offers a wide range of properties **from rural country houses to holiday apartments, luxury villas, apartment complexes and typical canarian style cottages**. There are lots of quiet Spanish villages as well as busy tourist resorts with reasonably priced properties.

**Many people buy property in Tenerife for investment** purposes due to the high rental potential, whether it be long term for residential use or short-term holiday lets. If you are buying for rental purposes, you must make sure that the agent you are buying from informs you about the up to date letting laws.

**People also buy property in Tenerife as a second home** and spend their winter months away from the cold weather in their own country. People who choose to live in Tenerife in winter months are named “swallows” by the locals who liken them to the birds that migrate for the cold winter **months**.

## About Tenerife

There are many great quality golf courses on the island with apartments and villas surrounding them. Tenerife also offers a wide range of watersports and activities including scuba diving, windsurfing, kite surfing, boat trips and jet skiing. There are a multitude of outdoor activities like tennis, padel, bowls, hiking horse riding and cycling. Or you can just chill by the pool or go to one of the many sandy **beaches**.

The Canary Isles are easily accessible and are only a short flight away from the rest of Europe. If you are travelling from England for example, the flights are only around 4

hours long, which is nothing compared to other holiday destinations which offer winter sun. There is no need to put up with long-haul flights in order to achieve this..

**Tenerife is also easily accessible by ferry and many people** choose to drive and bring their car with them. This can be a nice way to spend time visiting different places on the journey to Tenerife as long as you take your time to enjoy **the scenery**.

## Use a professional estate agent

Whether you are buying an overseas property for personal use or as an investment, you are certain to be making a very good investment providing that you follow certain guidelines that we can provide you.

The whole process of buying and selling a property in Tenerife is quite simple and safe as long as you use a professional agent to help you. Many people will have heard of the so called “nightmares” when people have bought an **overseas property and maybe lost money in the process, but it could be that these people have possibly tried to cut corners** and not used a professional agent or a legal advisor.

In many cases they will have dealt with someone they have met in a bar and thought they could trust just because they spoke their language. You would never buy a property in your own country without using an agent and legal advisor, so do not do it here. Do not buy a property from someone that you have met without going through the full legal process.

## Extra costs involved

**These costs can add up to about 10% of the purchase price** in total but the higher the price of the property, the percentage drops slightly due to the fixed fees involved. Stamp duty on buying a property is 6.5% which is quite a big addition to the price. Apart from this you will also have to pay the notary fees, land register fees and your legal **advisors fees. All these payments are normally made on the day of the signing of the escritura** so you will need to have **the funds in place**.

Make sure that you get a full breakdown of costs from your agent and legal advisor prior to completing the sale so that there are no surprises after the purchase has been made.

**You should keep all the receipts for all the costs incurred in buying your property** because these can be offset against any profit you may have when you eventually come to sell the property again in the future. This is something that your financial advisor will tell you about.





- Very spacious family house
- Built over three levels
- Plenty of outside space
- Private parking for many cars
- Very large kitchen area
- Large lounge and dining area
- Close to many amenities
- A short walk to village centre

## Description

This is a very large house located in the village of Adeje and is built over three levels. It is in a very quiet part of the village and has its own parking area for various cars and has views to the mountains and partial sea views. It is very spacious and would make a lovely family house. It also has a plot of land to the rear of the property.

The lower level has a very spacious, open basement that can be used for many different things, like a work area, gymnasium, or anything else you choose. Also on this level is a large plot of land that can be used for many things, like an allotment or a nice garden area.

On the main level, there are two entrances to the house, one to the front and another to the side via the car parking area. On this level is a massive kitchen and an open dining area, as well as a good size pantry. The living area and additional dining area is huge, as well as being bright and airy. There is a very large entrance hallway and a small room that is currently being used as an office, but can easily be turned into a bedroom. There is also a small washroom on this level.

To access the upper level, there is a large staircase leading from the entrance hallway to the upper landing area, from

which there is easy access to the other rooms.

On the upper level, there are three bedrooms, one of which has a large, walk-in wardrobe. The other two have plenty of built in wardrobe space. There is a small bedroom that is being used as a TV room. There is a large bathroom as well as a good size shower room. The rooms facing the front, all have small balconies facing the village and have partial sea views. There is a large terrace to the rear of the house that looks out to the plot of land and to the mountains.

This is a very big property built over three levels, each of which is about one hundred meters in size. It has a lot of potential and would make an amazing family house.

### **Measurements:**

#### **Lower level:**

Dining room / kitchen – 3.71m x 5.29m = 19.65m

Lounge / dining area – 3.70m x 9.59m = 35.49m

WC – 2.17m x 0.87m = 1.90m

Hallway – 1.98m x 7.59m = 15.04m

Office – 3.69m x 2.79m = 10.33m

Pantry – 1.28m x 3.69m = 4.74m

Exterior store room: - 2.96m x 6.31m = 18.71m

#### **Upper level:**

Stairway – 3.28m x 3.80m = 12.50m

Master bedroom – 3.48m x 3.52m = 12.27m

En-suite – 2.52m x 1.87m = 4.74m

Bedroom – 3.74m x 2.37m = 8.88m

Bedroom – 3.69m x 3.52m = 13.01m

Bedroom – 2.98m x 3.61m = 10.79m

Bathroom – 2.37m x 2.05m = 4.86m

Walk-in wardrobe – 2.50m x 1.99m = 4.97m

Terrace – 5.89m x 1.92m = 11.36m

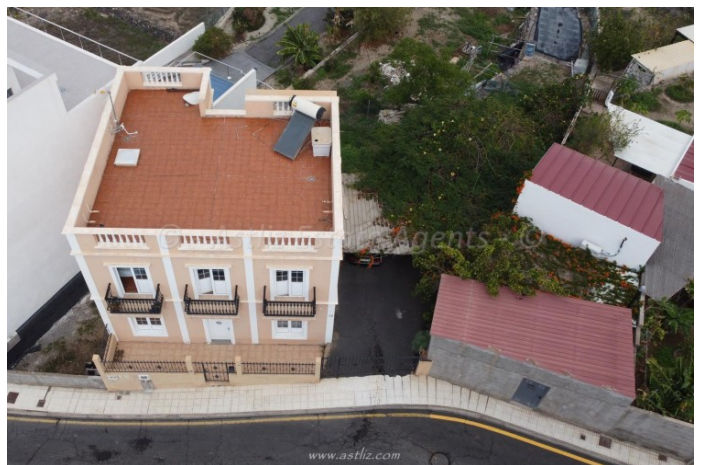
#### **Basement level:**

Open space – 9.41m x 9.58m = 90.27m

Store room – 1.42m x 9.51m = 13.55m



# Photo Gallery





















## Property Details

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- **Property Type:** House / Villa
- **Location:** Calle La Viña, Adeje, Costa Adeje, Spain 38670
- **Internal Area:** 300 sq m
- **Land Area:** 550 sq m
- **Sale Price:** €750,000
- **Tax:** 500€ IBI
- **Bedrooms:** 5
- **Bathrooms:** 3
- **Reception Rooms:** 2
- **EPC:** Pending

## Attributes

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- **Reception Rooms:** Yes
- **Outside Space:** Large plot of land
- **Internal Area:** 300 sq m
- **Land Area:** 550 sq m
- **Floors:** Built over three floors
- **Condition:** Very good condition
- **Parking:** Lots of parking space
- **Year Built:** 2004
- **Entrance Floor:** Ground floor access
- **Accessibility:** Easy access
- **Tax:** 500€ IBI

## Property Features

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- Very spacious family house
- Built over three levels
- Plenty of outside space
- Private parking for many cars
- Very large kitchen area
- Large lounge and dining area
- Close to many amenities
- A short walk to village centre
- Away from the tourist areas
- Views to the mountains and sea



Astliz estate agents is a family run business which have been based in Tenerife since 1984. We have many years of experience and offer a wide range of services to help both buyer's and seller's. Our aim is to take care of you throughout the whole process and make your buying or selling experience an enjoyable one.

**Please feel free to contact us regarding the information here and any other property related matters.**



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