

2 Bed House / Villa

Carretera El Tanque, San José de los Llános, El Tanque, El Tanque, Spain

€325,000

Ref: AAEP1521

2 | 1 | 1 | 135 sq m | 2500 sq m

Rustic house set in 2,500 meters of land. Situated near the pine forests of San Jose de Los Llanos. A 30 minutes drive to Puerto de la Cruz and Los Cristianos. Renovated to a high standard. Solar panels eco-electricity system. Fruit trees and vegetable plots. This is an amazing property in a very peaceful location.

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 pr operty 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.









- Private beautiful rural house
- Set in 2,500 meters of land
- Renovated to a high standard
- Sold fully furnished as seen
- 900 meters above sea level
- Ideal for hikers and cyclists
- Away from the tourist areas
- Very quiet and peaceful area

Description

A beautiful rural house sold fully furnished and set in 2.500 square meters of rustic land situated at an altitude of about **900 meters above sea level** and at the edge of the pine forests of the village of **San Jose de Los Llanos in the municipality of El Tanque**. Unlike many rural properties, **this property is 100% legal and registered in the land registry.**

The property is completely secure with a private driveway that leads to the house which consists of two bedrooms with lots of fitted wardrobes, a bathroom, an open style modern kitchen with a pantry. The kitchen is open plan and is over-looking the spacious lounge. It has a large closed-in terrace which gives plenty of room for chilling out and dining. It has a large garden and large BBQ area as well as the 2,500 meters of land which has a wide variety of fruit trees and vegetable plots.

The house is very well constructed and was built in 1995. It has recently been refurbished to a high standard. It has a rustic, yet modern feel to it with its parquet flooring and white antique style wooden beams.

Apart from the house, there are large storage rooms and tool sheds. The total constructed area for the house and store rooms is around 135 square meters.

There is gas central heating for those cooler months and the electricity supply is an advanced eco-system using solar panels which means there are hardly any running costs. There is also double glazing and a modern style wood burner.

Although this house is in the country side, it has easy access and you are only a short walk or drive away to the local village of San Jose de los Llanos where there are village shops, bars and even a BBQ and picnic area. The small town of El Tanque is only a few minutes' drive away as well, where there are many amenities and excellent local restaurants. Icod de los Vinos is about 15 minutes' drive and Puerto de la Cruz is only 30 minutes away, as is, Playa de las Americas and Los Cristianos.

If you are looking to get away from the crowds and settle for the country life, this is a fantastic opportunity to buy a completely private, rural property that is 100% legal and located well away from the hustle and bustle of the touristic life. **It is an ideal property for hikers and cyclists as well as people who love the countryside and rural way of life.**

Measurements:

Main house – 78.97m
Closed in terrace – 35.20m
Gas bottle store room – 4.59m
Battery and store room – 9.30m
Tool and store room – 42.73m

TOTAL BUILT AREA – 135.59M

Photo Gallery













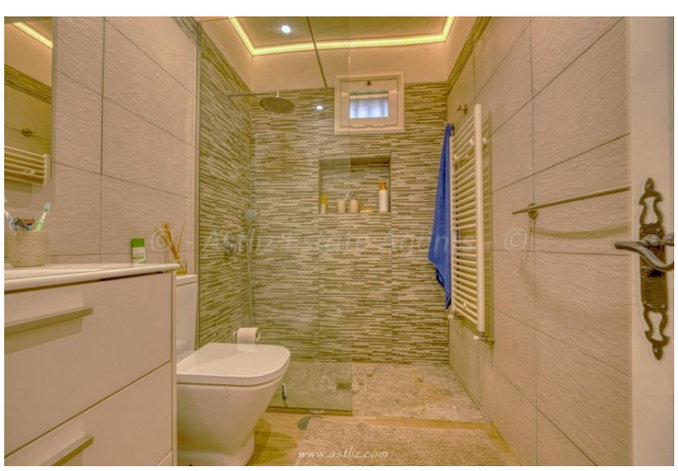











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Property Details

- **Property Type:** House / Villa
- **Location:** Carretera El Tanque, San José de los Llános, El Tanque, El Tanque, Spain 38435
- **Internal Area:** 135 sq m
- **Land Area**: 2500 sq m
- **Sale Price:** €325,000
- **Tax:** 110€ IBI
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Reception Rooms:** 1
- **EPC:** E

Attributes

- **Reception Rooms:** Yes
- **Outside Space:** 2500
- **Internal Area:** 135 sq m
- **Land Area:** 2500 sq m
- **Floors:** Ground floor
- **Condition:** Recently renovated
- **Heating:** Gas central heating
- **Parking:** Plenty of parking space
- **Year Built:** 1995
- **Entrance Floor:** Ground level
- **Accessibility:** Easy access
- **Burglar Alarm:** Yes
- **Tax:** 110€ IBI

Property Features

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- Renovated to a high standard
- Sold fully furnished as seen
- 900 meters above sea level
- Ideal for hikers and cyclists
- Away from the tourist areas
- Very quiet and peaceful area
- Eco electricity system
- 100% legal and registered



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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