



## 6 Bed House / Villa

Calle de Las Angustias, La Casona de La Angustias, Icod De Los Vinos, Icod De Los Vinos, Spain



# €3,300,000

Ref: AAEP1678

 6  6  7  900 sq m  1400 sq m

This is an amazing 17th Century property and is a grade 2 listed building. It is sold as seen including an array of beautiful antiques and furniture. The property has the wow factor as soon as you walk in, it is like entering an antique museum with many rooms with different themes. There is lots of outside space.

# 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.





- An amazing 17th century house
- Built over three stories
- Sold as seen with antiques
- Town centre location
- Close to many amenities
- A grade 2 listed building
- Could be used as a business
- Room for improvement

## Description

A unique 17th Century Mansion House that was built in 1670 for the Military Governor of the Island. When the nearby port of Garachico was overrun by lava from an eruption from the Teide Volcano in 1706, the Port of the island was moved to Santa Cruz. The Governor moved also to Santa Cruz, and the house lost its original purpose. The use of the house in the following years is vague however there is a copy of an Escritura of the house dating back to 1923 and it is known about this time there was a small shop in the front of the house, where the Nelson Study is now, selling domestic items. The house had deteriorated sadly and the three surviving sisters of the family ended up in a care home.

When the current owners purchased the house in 2004 it had been empty for 15 years. The last 18 years they have spent restoring the house using the original stone where possible, and Tea wood throughout, which is a heavy indigenous resinous pine tree found in Tenerife and La Palma Islands and resistant to termites.

Originally the ground floor was used mainly for stabling horses and most of the surrounding houses were at that time used for staff associated with the Governor.

The ground floor off the main entrance now houses the India room, with furniture and artifacts brought from India by the

current owners, and the Study which has paintings and memorabilia of Admiral Nelson who famously attacked Tenerife and was defeated and not only lost the battle but also his arm, and recuperated excellently, staying with the Governor for a year before returning to England. Other pictures in the room are of Shakespeare, Henry 8th of England, and his 6 wives including his first wife Katherine of Aragon, The Tzar, and Tzarina of Russia amongst others. There is also a lovely working fireplace.

Going through the entrance hall is the central Patio., now housing a fish pond with a central fountain and surrounded by ferns and stone seating.

Apart from doors to the India room and Study, there is access to the lift to the two floors above and the door to the Gallery which houses 18 paintings of The Virgin Mary by different artists but all with the fascinating sublime look of serenity and tranquility. There is also an exquisitely carved Cabinet, desk and chair thought to have belonged to an Elite Lawyer on the peninsular and three Masonic chairs having belonged to the current owners of Masonic Temples in Central London. At the end of the patio can be found two bedrooms en suite with shower rooms. To the right, there is an entrance to a small shaded patio which the window of the adjacent shower room looks out onto, and an adjoining room used as a sewing room. Next to the main staircase is the entrance to the area not yet fully completed, housing an office with three more rooms and another large entrance door to the street, and an entrance to the upper level of the garden.

Through the exit door of the patio is the wardrobe of the house with a fountain in front and then steps to the garden and steps above the water

tank for the water storage of the private 2 fresh water sources for the house and the laundry, with a casual cooking area and a stone table and benches with a view of the garden. There is a stone staircase to the first floor with the dining table above for casual cooking below, with a further collection of blue and white china similar and complementing those in the main Kitchen.

From the patio, one takes the main tea wood staircase to the large landing which leads into the three principal rooms of the Drawing Room, the Sitting Room, and the Dining Room all interconnecting. All three rooms are furnished with antique furniture, an abundance of paintings, wall brackets, and chandeliers throughout. Off the dining room, which seats 12, there is a closed tea wood balcony overlooking the garden. The curtains in these rooms and throughout the house are made by the Davila family who has made curtaining for Buckingham Palace and many aristocratic homes in England with the very top designers.

The kitchen leads off the dining room and also has a door to the sitting room as well as to the main landing. Two antique carved sideboards and a carved cabinet with a table for kitchen dining with six antique chairs, together with purpose-built storage predominate the room, with marble-topped surfaces where appropriate and a large collection of blue and white china on the walls. All appliances are electric for climate change with 2 Zanussi ovens, a Samsung fridge/freezer, 2 Lazer 3-ring induction plates, an electric Salamander, a Bosch microwave oven, and a Siemens steamer Oven.

From the main landing which houses 5 marble side tables with Chinese pots and a fascinating collection of religious statues on the walls collected from all over the world, two doors connect to a triangular walkway over the central patio, with three bedrooms, two with magnificent Fourposter beds and one with a Corona, all en suite with shower rooms. The passage leads to the fourth bedroom with the room alongside, used as a dressing room but ready to be its shower room and wardrobe.

From the main landing, there is a staircase and the lift for the Library, and the roof terrace above on the second floor.

The library extends the whole length of the house and has an extensive collection of books, mainly in English but some in Spanish and French covering many subjects from History to Cooking and Gardening to Novels, Dictionaries, and Encyclopedias together with Art on the walls where there is space! Two doors lead out onto the roof terrace, which has magnificent views of the Drago tree and park and the Teide Volcano on one side, and the banana fields and sea on the other side. The terrace is decorated with statues of griffins and dragons and troughs of plants.

The garden of the house is arranged into three tiers of height. It has another entrance onto the street and the side door may well have been the entry of number 9 as the house currently has two numbers 7 and 9, number 9 no longer exists. In the garden next to the house can be found a storage room and a pump room for the water system in the house.

The land is Urban and subject to planning consent can be built. Planning consent which has expired was recently given to the current owners, for a double garage but was not completed. However many ideas have been suggested, depending on the use of the main house. If the house was to be kept as a house this could well be a garage with staff quarters above.

The neighborhood is very quiet with the road being a cul de sac with the Chapel of Las Angustias at the end with the famous statue of Mary of Angustias which was loaned last year to the museum in Madrid and has just been returned.

**Measurements.** – *These are only of the main rooms. There are many more.*

#### **Ground floor:**

Entrance hallway – 3.38m x 7.57m = 13.82m

Room – 5.00m x 5.05m = 25.70m

Room – 5.77m x 3.28m = 18.95m

Room – 3.38m x 7.57m = 25.66m

Bedroom – 3.39m x 3.34m = 11.35m

En-suite – 3.28m x 3.12m = 10.26m

Bedroom – 3.38m x 3.04m = 10.35m

En-suite – 2.97m x 1.97m = 5.89m

Sewing room – 3.69m x 4.62m = 17.09m

Small terrace – 4.12m x 3.14m = 12.98m

W/C – 0.94m x 2.40m = 2.26m

#### **Second floor:**

Landing area – 3.25m x 10.28m = 33.47m

Piano room – 10.80m x 5.23m = 56.59m

Lounging area – 5.80m x 5.68m = 32.99m

Main dining room – 5.10m x 5.21m = 26.58m

Kitchen / dining area – 3.34m x 8.74m = 29.24m

Bedroom – 4.46m x 7.63m = 34.06m

En-suite – 3.31m x 2.16m = 7.17m

Bedroom – 3.22m x 6.43m = 20.75m

En-suite – 0.93m x 2.98m = 2.77m

Bedroom – 3.30m x 5.12m = 16.94m

Dining area – 4.32m x 2.83m = 12.25m

Bedroom – 3.37m x 5.64m = 19.08m

En-suite – 3.44m x 1.99m = 6.87m

#### **Top floor:**

Library – 3.19m x 19.97m = 63.78m



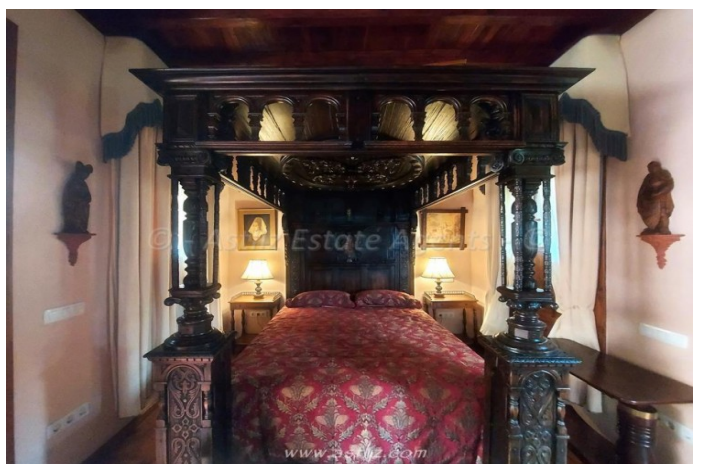
# Photo Gallery





















## Property Details

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- **Property Type:** House / Villa
- **Location:** Calle de Las Angustias, La Casona de La Angustias, Icod De Los Vinos, Icod De Los Vinos, Spain 38430
- **Internal Area:** 900 sq m
- **Land Area:** 1400 sq m
- **Sale Price:** €3,300,000
- **Tax:** 672.85€ IBI
- **Bedrooms:** 6
- **Bathrooms:** 6
- **Reception Rooms:** 7
- **EPC:** Pending

## Attributes

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- **Reception Rooms:** Yes
- **Outside Space:** Plenty of outside space
- **Internal Area:** 900 sq m
- **Land Area:** 1400 sq m
- **Floors:** Built over three floors
- **Condition:** Very good condition
- **Parking:** On street parking
- **Year Built:** 1670
- **Entrance Floor:** Ground floor entrance
- **Accessibility:** Easy with lifts to all floors
- **Tax:** 672.85€ IBI

## Property Features

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- An amazing 17th century house
- Built over three stories
- Sold as seen with antiques
- Town centre location
- Close to many amenities
- A grade 2 listed building
- Could be used as a business
- Room for improvement
- A beautiful central patio
- A truly amazing property



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.**



**info@astliz.com**  
**(+34) 922 867000**

Avenida Quinto Centenario 48,  
Puerto de Santiago - 38683,  
Santiago del Teide,  
S/C de Tenerife



**www.astliz.com**