

6 Bed House / Villa

Camino El Mocan, San Miguel De Abona, Spain

€820,000

Ref: AAEP1759

6 4 4 250 sq m 1300 sq m

This is an ideal opportunity to own your own rental business where you liv eon site and rent out the rest of the properties which are set in the same grounds. It is perfect for the ever popular rural tourism and has many repeat clients. There is plenty of outside space and a large swimming pool. The views are amazing.

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.









- A rental business opportunity
- Main house with others to rent
- Ideal for rural tourism
- A short drive from the coast
- Plenty of garden area
- Amazing views to the coast
- Great rental potential
- Large heated swimming pool

Description

We are pleased to be able to offer for sale this unique opportunity to buy a large house and a rental business all in the same package. If you are looking to run a rentals business from your home and have guests staying on-site but in separate properties, this could be a great investment project for you.

This is a very large property built on a huge plot of land and is in place called **San Miguel de Abona**, which is about 15 minutes' drive from the coastline. It is in a rural setting and has spectacular views to the coast. If you are looking for a peaceful and quiet location to live and run a business, this is perfect.

There is a large driveway to the property where there is parking for plenty of cars. The main house consists of a very spacious master bedroom, a second bedroom, bathroom, a massive lounge area, and a separate dining room that seats up to twelve people. There is an open plan kitchen with plenty of space. The views from this property are amazing. It is fully furnished to a high standard and very bright and airy.

Directly downstairs is another living area which is currently being used for short term rentals, with regular clients. It has a

good size fitted kitchen, two bedrooms, one of which is en-suite, a nice lounge, and another bathroom. It also has a spacious terrace which overlooks the ample garden and swimming pool.

There is another property on this level which is completely separate from the others which also overlooks the swimming pool area. It consists of two bedrooms, a large lounge as well as a fully fitted kitchen and a dining area. It also has a bathroom. Outside, there is a pizza oven and plenty of space for a BBQ .

At the entrance to the main property there is another separate property that needs refurbishing and can easily be made into another rental property which could consist of a good size lounge and open kitchen, one bedroom and small bathroom. It is currently being used as a storage but would make an ideal private apartment.

The properties are surrounded by land which can be used for many things, there is a chicken run and enough space to keep a horse, if desired. The swimming pool is very large compared to the average swimming pool in this type of property, and there is also a nice little park area. It is already a lovely place and still has huge potential for improvement which would make it an amazing business.

All in all, this is a perfect property to create your very own bed and breakfast, or holiday rental business for the rural tourist industry, as well as being able to live in the peace and quiet, away from the hustle and bustle of the typical, busy tourist areas.

Measurements:

Main house section:
Master bedroom – 6.73m x 4.59m = 30.99m
Bedroom – 2.84m x 3.46m = 9.85m
Bathroom – 1.56m x 3.40m = 5.34m
Living room – 6.60m x 4.47m = 29.59m
Dining room – 6.35m x 3.47m = 22.05m
Kitchen – 4.58m x 4.71m = 21.61m

Downstairs property:
Kitchen – 4.52m x 2.83m = 12.02m
Bedroom / shower room – 4.47m x 3.44m = 15.40m
Bedroom – 4.32m x 2.98m = 12.89m
En-suite – 2.05m x 1.47m = 3.02m
Living room – 5.43m x 3.43m = 18.64m
W/C – 1.25m x 1.61m = 2.03m

Separate property (next to pool):
Living room / dining area – 6.18m x 6.90m = 42.71m
Bathroom – 2.93m x 1.88m = 5.52m
Main bedroom – 4.80m x 3.57m = 17.20m
Kitchen – 2.98m x 2.85m = 8.51m
Bedroom – 3.23m x 4.54m = 14.72m

Storage / Refurb project:
Living room – 6.55m x 4.94m = 32.40m
Bedroom – 4.75m x 4.94m = 32.40m
Bathroom – 3.35m x 1.03m = 3.45m

Photo Gallery































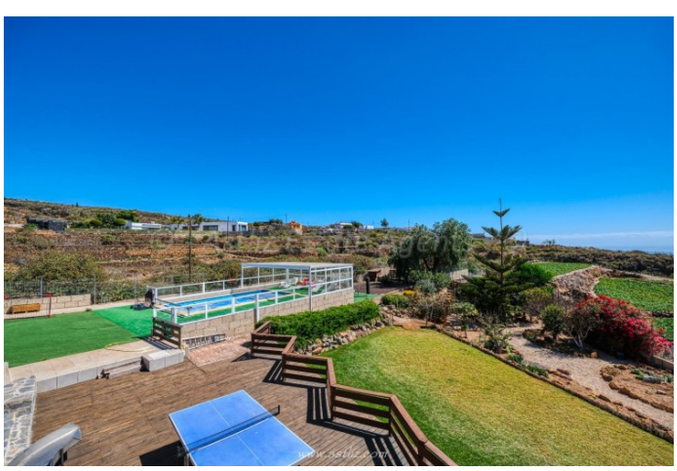



















Property Details

- **Property Type:** House / Villa
- **Location:** Camino El Mocan, San Miguel De Abona, Spain 38620
- **Internal Area:** 250 sq m
- **Land Area**: 1300 sq m
- **Sale Price:** €820,000
- **Bedrooms:** 6
- **Bathrooms:** 4
- **Reception Rooms:** 4
- **EPC:** Pending

Attributes

- **Reception Rooms:** Yes
- **Outside Space:** Plenty of outside space
- **Internal Area:** 250 sq m
- **Land Area:** 1300 sq m
- **Floors:** Built over two floors
- **Condition:** Very good condition
- **Heating:** Wood burner
- **Parking:** Lots of parking space
- **Year Built:** 2000
- **Entrance Floor:** Ground floor entrance
- **Accessibility:** Easy access from road level

Property Features

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- Main house with others to rent
- Ideal for rural tourism
- A short drive from the coast
- Plenty of garden area
- Amazing views to the coast
- Great rental potential
- Large heated swimming pool
- Furnished to a good standard
- Investment opportunity



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.

Astliz Estate Agents

info@astliz.com
(+34) 922 867000

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

www.astliz.com