

# 9 Bed House / Villa

C.Santo Domingo, La Laguna, San Cristobal de La Laguna, Tenerife, Spain

## €1,500,000

Ref: AAEP1896

9 | 3 | 5 | 340 sq m | 464 sq m

This is a very unique type of property that is an ideal investment project. It is a massive 16th century building located in the heart of the historic town of La Laguna in the north of Tenerife. La Laguna is a very beautiful and busy town which is famous for its stunning architecture. Located in a very busy area.

# 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.

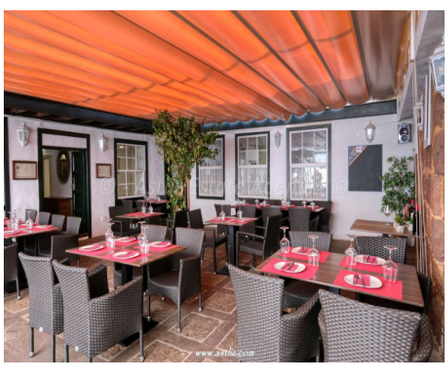
## Extra costs involved

**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.







- Unique investment opportunity
- La Laguna centre property
- Existing long term restaurant
- Hugh potential for improvement
- Busy town centre location
- In need of refurbishment
- Lots of passing trade
- Busy university town

## Description

This is a very **unique type of property** that is an ideal investment project. It is a massive **16th century building** located in the heart of the historic town of **La Laguna** in the north of Tenerife. La Laguna is a very beautiful and busy town which is famous for its stunning architecture. The property is in a perfect location and is built over two levels.

On the lower level is the main entrance and very popular and busy restaurant that has been operating for many years. The restaurant takes up part of the ground floor including a large section of the inner terrace. As well as the restaurant, there are three more rooms that have been nicely fitted out and could easily be used as another business, or an extension to the current restaurant. There is a large store room which needs renovating, another section of the inner terrace and there is a large entrance hallway with a staircase leading to the upper level.

On the upper level there is a large landing and seating area and access to the other rooms. The front section has old fashion wooden floors and four large rooms which altogether could be an ideal unit for a lawyer's office or Notary Public, or even an architect business or similar. There are also another 5 small rooms that are in need of refurbishment as well as a toilet.

The top floor could easily be converted into multi occupancy rooms which would be ideal, given that La Laguna is also famous for its universities, which offers a heavy demand for student accommodation. The options are many and we are sure that the right investor will maximize the returns on this lovely property.

We realise that this property is not what everyone is looking for, but for the right investor, it could be an excellent opportunity and we invite you to see it and make your own minds up. We are sure that you will be very impressed.

# Photo Gallery









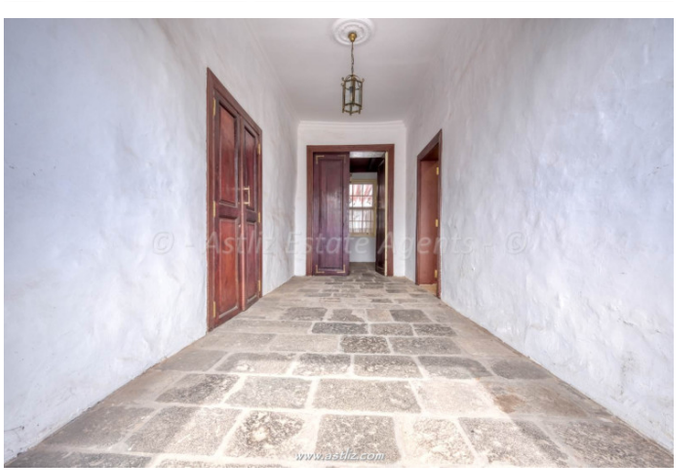
















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# Property Details

- **Property Type:** House / Villa
- **Location:** C.Santo Domingo, La Laguna, San Cristobal de La Laguna, Tenerife, Spain 38201
- **Internal Area:** 340 sq m
- **Land Area**: 464 sq m
- **Sale Price:** €1,500,000
- **Bedrooms:** 9
- **Bathrooms:** 3
- **Reception Rooms:** 5
- **EPC:** Pending

# Attributes

- **Reception Rooms:** Yes
- **Outside Space:** Spacious inner patios
- **Internal Area:** 340 sq m
- **Land Area:** 464 sq m
- **Floors:** Built over two floors
- **Condition:** In need of refurbishment
- **Parking:** On street parking
- **Entrance Floor:** Ground floor entrance
- **Accessibility:** Easy access

# Property Features

- Unique investment opportunity
- La Laguna centre property
- Existing long term restaurant
- Hugh potential for improvement
- Busy town centre location
- In need of refurbishment
- Lots of passing trade
- Busy university town
- Close to many amenities
- Walking distance to everything



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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