



4 Bed House / Villa

Calle Solana 24, Ur. Rosas del Guanche, Villa Cerjos, Valle San Lorenzo, Arona, Spain



€780,000

Ref: AAEP1909

 4  2  1  270sqm sq m  650sqm

Enjoy space, privacy and stunning open views from this detached villa in peaceful Valle San Lorenzo. Set on a 650 m² plot with a large garden, terraces, pétanque court, garage for 2 cars and beautifully maintained interiors, it's an ideal permanent home or holiday retreat in Tenerife.

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.



- Quiet and peaceful area
- Spacious sunny terrace
- Lots of outside space
- Large bedroom space
- Close to everyday amenities
- Short drive to main towns
- Private garage included
- Nicely decorated

Description

Detached Villa with Large Garden and Stunning Open Views in Valle San Lorenzo

If you're looking for a home that combines space, privacy and beautiful surroundings, this detached villa in **Valle San Lorenzo** is well worth your attention.

Located in a peaceful residential area of detached villas, the property enjoys an elevated position with uninterrupted views stretching across the coastline, the Atlantic Ocean and the surrounding mountains. A real bonus is the rustic land directly in front of the house, helping to preserve these views for years to come.

Set on a generous plot of approximately 650 m², the villa offers around 270 m² of built space, designed to make everyday living both comfortable and practical.

The main accommodation is all on one level, creating an easy and convenient layout. At the heart of the home is a bright, spacious living room alongside a large semi-open kitchen. The master bedroom features a walk-in wardrobe and an en-

suite bathroom with a bathtub, while a second bedroom and a separate shower room provide comfortable accommodation for family or guests. There's also a third room, currently used as a home office, which could easily become an additional bedroom depending on your needs. A useful storage room completes this floor.

The lower level adds even more functionality. Accessible directly from the kitchen, you'll find a large pantry offering excellent storage space, along with a garage for two cars, a versatile multipurpose room and a separate wine cellar.

Outside is where this home really shines. The beautifully maintained garden offers plenty of room to relax and entertain, with expansive lawns, several seating areas, a covered terrace for year-round outdoor dining, a sunny terrace and even a pétanque court. At the end of the garden, a spectacular bougainvillea-covered wall provides both colour and additional privacy, creating a wonderful backdrop to the outdoor space.

The property has been meticulously maintained and is presented in excellent condition throughout, allowing the next owners to move straight in without the need for renovation or costly improvements.

The location is equally appealing. All the everyday amenities of Valle San Lorenzo, including supermarkets, restaurants, schools and medical facilities, are just a few minutes away. The motorway is easily accessible in around five minutes, while the beaches and resorts of Los Cristianos, Playa de Las Américas and Costa Adeje are all within a short drive.

Whether you're searching for a permanent home or a holiday retreat in Tenerife, this villa offers the perfect combination of generous living space, privacy, beautiful views and a peaceful residential setting.

Photo Gallery











Property Details

- **Property Type:** House / Villa
- **Location:** Calle Solana 24, Ur. Rosas del Guanche, Villa Cerjos, Valle San Lorenzo, Arona, Spain 38626
- **Internal Area:** 270sqm sq m
- **Land Area:** 650sqm
- **Sale Price:** €780,000
- **Bedrooms:** 4
- **Bathrooms:** 2
- **Reception Rooms:** 1
- **EPC:** Pending

Attributes

- **Reception Rooms:** Yes
- **Outside Space:** Lots of outside space
- **Internal Area:** 270sqm sq m
- **Land Area:** 650sqm
- **Floors:** Built over one floor
- **Condition:** Very good condition
- **Parking:** Garage
- **Entrance Floor:** Ground floor entrance
- **Accessibility:** Easy access

Property Features

- Quiet and peaceful area
- Spacious sunny terrace
- Lots of outside space
- Large bedroom space
- Close to everyday amenities
- Short drive to main towns
- Private garage included
- Nicely decorated
- Large separate kitchen
- Very good condition

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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