

3 Bed House / Villa

Calle La Union, Tijoco Bajo, Adeje, Spain

€475,000

Ref: AAEP1931

3 | 3 | 1 | 130 sq m | 550 sq m

Spacious house in peaceful Tijoco Bajo, featuring 3 bedrooms, 2 en-suites, a guest toilet, large kitchen, garage, additional parking, two-level garden and rooftop terrace. Ideally located close to Adeje town and the main motorway.

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.









- Amazing views
- Spacious sunny terrace
- Car private parking space
- Large bed room space
- Close drive to motorway
- Large roof terrace
- Close to many amenities
- Easy outside parking

Description

3 Bed Rural House

Here we are happy to present a lovely house located in the quiet area of Tijoco Bajo, just a short distance from Adeje town and with easy access to the main motorway.

This is a spacious property featuring a very good-sized garage, as well as an additional plot of land where you can park extra vehicles or accommodate visitors.

As we walk up the porch, we enter the house and are welcomed by a cosy living room area, with connecting doors to the dining room and direct access to the terrace, which wraps around the property.

The first bedroom is spacious and comes with an en-suite bathroom and plenty of built-in wardrobe space, giving you ample room for storage. The en-suite is fitted with both a shower and a bathtub, with plenty of space and natural light coming in from outside.

Moving on, we have the second bedroom, currently being used as an office. This can easily be converted back into a bedroom, with plenty of natural light, just like the rest of the rooms.

The dining area offers a warm, private and peaceful atmosphere for you and your family to enjoy, with plenty of room for guests to celebrate special evenings or enjoy family lunches.

As we continue through the hallway, we find a guest toilet, followed by the master bedroom. This bedroom also benefits from an en-suite bathroom and a small walk-through wardrobe connecting the two spaces. The bathroom is fitted with a shower and bathtub, allowing you to enjoy either a quick shower or a relaxing soak.

Moving on to the kitchen, we find a large and bright space featuring an American-style breakfast table that connects the whole kitchen, making it easy to serve food or enjoy a meal while cooking.

The property also comes with a large garden arranged over two levels, as well as a rooftop terrace covering the size of the entire property, giving you plenty of room to create the perfect spot to enjoy the beautiful sunsets!

This property is ideal for anyone looking to get away from the busy tourist lifestyle while still being close to all your everyday needs. It offers the best of both worlds: peaceful surroundings, a more natural lifestyle and easy access to civilisation.

Photo Gallery


















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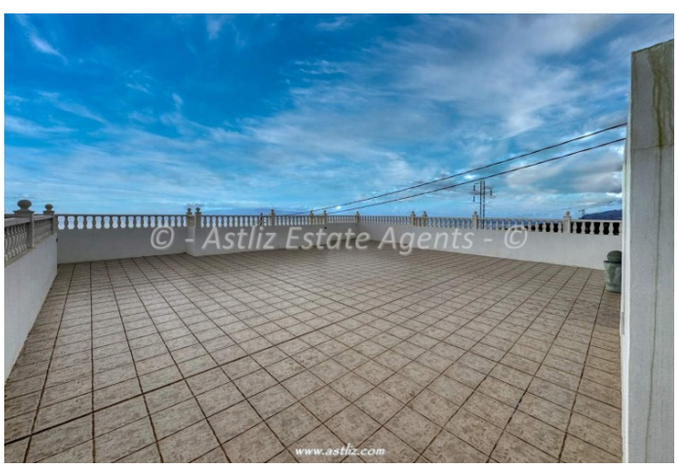
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Property Details

- **Property Type:** House / Villa
- **Location:** Calle La Union, Tijoco Bajo, Adeje, Spain 38677
- **Internal Area:** 130 sq m
- **Land Area**: 550 sq m
- **Sale Price:** €475,000
- **Bedrooms:** 3
- **Bathrooms:** 3
- **Reception Rooms:** 1
- **EPC:** Pending

Attributes

- **Reception Rooms:** Yes
- **Outside Space:** 420
- **Internal Area:** 130 sq m
- **Land Area:** 550 sq m
- **Floors:** Built on one floor
- **Condition:** Good conditions
- **Parking:** Private Parking Space
- **Year Built:** 2000
- **Entrance Floor:** Up small amount of stairs
- **Accessibility:** Easy access

Property Features

- Amazing views
- Spacious sunny terrace
- Car private parking space
- Large bed room space
- Close drive to motorway
- Large roof terrace
- Close to many amenities
- Easy outside parking
- A short drive to major towns
- Lots of outside terrace space



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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