



# 5 Bedroom Villa/House, LARGE VILLA IN BEST LOCATION, Los Barros

€780,000

Ref: LP-L605

\* 5 Beds \* 3 Baths

- + buyer's commission (3% + IGIC)

Website: <https://www.canarian-properties.com>  
Costa Adeje, Tenerife

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# Property Description

## LARGE VILLA IN BEST LOCATION

Located in the municipality of Los Llanos de Aridane, in Los Barros, this large villa is situated at an altitude of approximately 430 metres, which guarantees a peaceful and sunny environment, with unrivalled views of the sea and the mountains. The house has a constructed area of approximately 338 m<sup>2</sup>, distributed over two floors, where the upper floor houses a living room, kitchen-dining room, three bedrooms, a bathroom, a guest toilet and covered terraces, while the lower floor offers a bedroom, an office, a bathroom and more terraces.

Furthermore, the property includes a swimming pool, a wooden pergola, an outdoor barbecue, a large garage of about 53 m<sup>2</sup> and a utility room of 29 m<sup>2</sup>. The land, of approximately 2.495 m<sup>2</sup>, is planted with fruit and ornamental trees, creating a serene and welcoming landscape. The building is in good general condition with the possibility of slight renovations.

The air conditioning system includes a fireplace in the living room and hot water is supplied by solar collectors. Services and utilities include electricity and water rights, the latter negotiable separately. Furniture and fixtures and fittings are not included in the price.

The combination of cosy interior spaces and relaxing exteriors make this property an ideal place to live. With direct access from the street, its location is exceptional, close to essential services. This large country house offers peaceful living with spectacular views in a privileged climate zone.

## LOCATION:

- Municipality of LOS LLANOS DE ARIDANE
- Locality of LOS BARROS
- calm environment
- Sunny location
- With a mountain and a sea view
- ca. 430 m above sea level

## DESCRIPTION:

- The property has in total approx. 2.495 m<sup>2</sup>

- Two-story house of about 338 m<sup>2</sup> overbuilt space

Upper floor of approx. 175 m<sup>2</sup>

- Living room
- Dining kitchen
- 3 bedrooms
- 1 bathroom
- 1 toilet

- Covered terraces

**Lower floor of approx. 163 m²**

- 1 bedroom
- 1 study
- 1 bathroom
- Terraces

**- Pool area**

- Lower floor of approx. 24 m²
- Wooden pergola
- Swimming pool of ca. 44 m²
- Swimming pool of ca. 8 m²

**- Outside barbecue**

**- Garage of ca. 53 m²**

**- Tool shed of approx. 29 m²**

**GENERAL CONDITION:**

- Good general conditions, occasionally are needed slight renovations

**BUILDING MATERIALS:**

- Walls made of common hollow blocks
- Reinforced concrete hollow block ceiling between floors
- Ferroconcrete flat roof with roof tile construction
- Doors and windows in aluminum
- Ceramic floor tiles

**CLIMATE CONTROL:**

- Fireplace in the living room

**HOT WATER:**

- Solar panels

**SUPPLIERS:**

- Electricity
- Private water shares (are to be negotiated separately)

**INVENTORY:**

- Furniture and fixtures not included in the price

**GROUND:**

The property has approx. 2.495 m<sup>2</sup>

- Flat land
- Ornamental trees
- Fruit Trees

**ROAD COMMUNICATION:**

- Entrance directly from the street

**DRIVING DISTANCES:**

- Los Llanos in about 1 minutes
- El Paso in about 10 minutes
- Beach approx. 10 minutes
- Supermarket approx. 2 minutes
- School in about 2 minutes
- Health center in about 2 minutes
- Hospital approx. 30 minutes
- Airport in about 45 minutes

**MORE INFORMATION:**

- Fantastic location
- Quiet location
- Beautiful view that can't be obstructed
- Cosy terraces

**LARGE COUNTRY HOUSE WITH SPECTACULAR VIEWS IN A GOOD CLIMATIC ZONE**



## Gallery

