



**4 Bedroom Villa/House,**  
**LARGE VILLA WITH GUEST HOUSE, A**  
**MAGNIFICENT GARDEN AND**  
**SPLENDID VIEWS, Tendiña**

\* 4 Beds \* 3 Baths

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

**€782,000**

Ref: LP-E712

Website: <https://www.canarian-properties.com>

Costa Adeje, Tenerife

Canarian  
Properties  
NETWORK

# Property Description

**LARGE VILLA WITH GUEST HOUSE, A MAGNIFICENT GARDEN AND SPLENDID VIEWS**

## **LOCATION:**

- Municipality of EL PASO
- Locality of TENDIÑA
- With sea view
- ca. 470 m above sea level

## **DESCRIPTION:**

- The property has in total approx. 2000 m<sup>2</sup>

- Single storied dwelling house of approx. 126 m<sup>2</sup> overbuilt space

- 1 dining-living room
- Kitchen
- 3 bedrooms
- 2 bathrooms
- Terrace

- Guests house with an area of approx. 41 m<sup>2</sup>

- 1 living-dining-kitchen
- 1 bedroom
- 1 bathroom
- Terrace

- Pool area

- Swimming pool of ca. 18 m<sup>2</sup>
- Sun deck

- Garage-storage of ca. 38 m<sup>2</sup>

- Outside barbecue

- 2 Water tanks

- Open parking space

## **GENERAL CONDITION:**

- Very good general conditions

## **BUILDING MATERIALS:**

- Walls made of common hollow blocks
- Partially flat roof and partially typical Canarian roof
- Part of the ceilings made of wood
- Doors and windows of wood
- Exterior windows with double glazing
- Ceramic floor tiles
- Terraces of natural stone slabs

**CLIMATE CONTROL:**

- Fireplace in the living room
- Central gas heating system

**HOT WATER:**

- Solar collector
- Electric water heater

**SUPPLIERS:**

- Electricity
- Private water share
- SAT-TV
- Internet

**INVENTORY:**

- Most of the furniture and fixtures are included in the Price

**GROUND:**

The property has approx. 2000 m<sup>2</sup>

- Flat land
- Land partially levelled into terraces
- Fully landscaped and planted property
- Ornamental trees and plants
- Palm trees
- Shrubs
- Automatic irrigation

**ROAD COMMUNICATION:**

- Concrete driveway

**DRIVING DISTANCES:**

- Los Llanos in about 5 minutes
- El Paso in about 5 minutes

- Tazacorte in about 10 minutes
- Santa Cruz in about 35 minutes
- Supermarket approx. 3 minutes
- School in about 5 minutes
- Beach approx. 15 minutes
- Health center in about 5 minutes
- Hospital approx. 25 minutes
- Airport in about 40 minutes

**MORE INFORMATION:**

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

**A HIGH QUALITY PROPERTY WITH UNFORGETTABLE SUNSETS AND ABSOLUTE TRANQUILITY.**

-----  
**ADDITIONAL COSTS WHEN BUYING A PROPERTY:**

Every purchase of real estate causes additional costs to the stated selling price, generally in the range of 10 to 11%. These expenses are usually the following:

- the land transfer tax: 6.5% of the purchase price
- the costs of land registration
- the notary fees
- the costs of changing ownership in the cadastre
- the real estate agency's professional fees: 3% (minimum 1,800 euros, IGIC not included) on the real selling price

**Additional costs and variations to be considered:**

- the mortgage costs, in the case of financing the purchase
- If the seller is a promoter, there is no land transfer tax to pay, but 7% IGIC plus 1% for documented juridic acts tax, of the purchase price

# Gallery

