



Commercial,

Arucas, Arucas

\* 450sqm

€526,000

Ref: BH-9887-AMQ-2912

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

Costa Adeje, Tenerife

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## Property Description

INVESTMENT OR HOUSING OPPORTUNITY! The historic centre of Arucas presents one of its stately homes, a beautiful house with 3 facades and access by pedestrian street from 1896, built in local stone masonry, correctly conserved on a corner and with unequalled views of the Iglesia Matriz de San Juan Bautista.

Perfect to live in, or if you are looking for a property of good dimensions, to take advantage of its two commercial premises, (one of them currently generates an economic profitability) or perhaps you prefer to change its use and convert it into a hotel, restaurant or holiday home, as its 450m2 lend themselves to any of them.

The historic centre of Arucas is a privileged place to live surrounded by everything a city has to offer, leisure, culture, gastronomy and a lot of tranquillity thanks to its pedestrian streets and the sense of neighbourhood characteristic of this beautiful city. This property is distributed over 2 floors plus roof terrace.

**FIRST FLOOR:** constructed area 182 m2, comprising of three rooms plus two commercial premises currently in use, which can be rented out or re-purposed as part of the dwelling.

**SECOND FLOOR:** constructed area 182 m2, comprising five rooms, a kitchen, a bathroom and an entrance hall.

**TOP FLOOR:** 182 m2 with a constructed room of 37 m2 and fantastic panoramic views of the Cathedral of Arucas and the city.

The property is very bright with numerous floor to ceiling windows, high ceilings with wooden beams and period ceramic and hydraulic floor tiles.

The property will be shown by an architect with experience in subsidised housing and reforms, being able to advise on rehabilitation issues, changes of use and the different opportunities it offers, as well as making consultations with the town hall and carrying out the project.

Do not miss the opportunity and visit it.



