

1 390 000 €

**Contact agency**

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**For sale property**

**12 rooms**

**Surface : 550 m<sup>2</sup>**

**Surface of the living : 71 m<sup>2</sup>**

**Surface of the land : 33000 m<sup>2</sup>**

**Year of construction : 1984, renové en 2022**

**Exposition : Ouest**

**View : Mer**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

Indoor pool, ALARM, Stove, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, CALM

8 bedroom

1 bathroom

3 showers

5 WC

1 garage

Document non contractuel



**Property E788 El Paso**

IMPRESSIVE PROPERTY, WHICH INCLUDES A MAIN HOUSE WITH INDOOR POOL, GUEST HOUSE, TENNIS COURT AND HUGE LAND Sumptuous villa with attention to detail and an exclusive, independent guest house. An exceptional house in an incomparably picturesque natural setting, a true haven of serenity and relaxation. The majestic property, which enjoys a privileged location, sits on the edge of the Caldera de Taburiente National Park, on the sunny west side of the island, and offers spectacular views of the Atlantic Ocean, mountains and the valley of Aridane. This property includes two residences: the main house, a high-end "villa", and a comfortable vacation home, called a "casita". The exceptional features of the VILLA include a warm and welcoming ambiance, the extra wide authentic oak flooring in the living areas exudes a feeling of warmth, while the large format tiles with a polished concrete look in the kitchen and bathrooms bring a contemporary touch. The fireplace, installed by an Austrian expert, separates the living room and the dining room, offering a 270° view of the fire and the warm comfort of a wood stove which in turn warms the back a masonry bench. The avant-garde design of the Dica kitchen is highlighted by handle-free fronts, an American-style refrigerator and a spectacular island with induction hob and built-in bar, a true paradise for lovers of cuisine. All three bathrooms are sanctuaries of relaxation,



which also serves as a workshop. Renovated in 2022 with great attention to detail, this villa combines elegance and modern functionality. It notably features a high-speed fibre optic connection, a photovoltaic solar energy system, a charging station for electric vehicles and efficient air conditioning units, guaranteeing comfort and durability in all seasons. The independent holiday home. The CASITA, designed in natural stone, captivates with its charming interior. It has a cosy

fireplace and two terraces offering spectacular views and an atmosphere of complete privacy. It is the ideal space of serenity for guests. Both residences are licenced to be offered for tourist rental, which is ideal for those looking to combine the comforts of home with business potential. PRICE: €1,390,000 + buyer's commission (3% + IGIC)

Fees and charges :

1 390 000 € fees included