



2 Bed House / Villa

Calle El Sauce, El Madroñal, Adeje, Adeje, Spain



€460,000

Ref: AAEP1812

 2  2  1  82 sq m

This is a lovely and well looked after property in a fantastic location calle El Madroñal in the district of Adeje. Everything you need is within a short distance away including schools, supermarkets, shops and bars as well as restaurants, It is a spacious family property and we highly recommend a viewing.

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 property 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.**

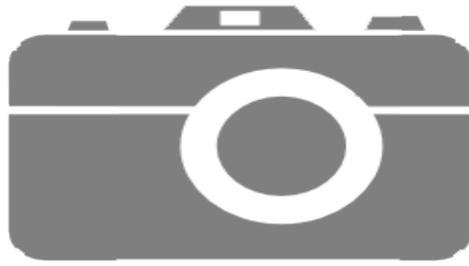
In many cases they will have dealt with someone they have met in a bar and thought they could trust just because they spoke their language. You would never buy a property in your own country without using an agent and legal advisor, so do not do it here. Do not buy a property from someone that you have 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.



- Fully fitted kitchen
- Fitted wardrobes
- Excellent condition
- Close to schools and amenities
- Spacious accommodation
- Tastefully decorated
- Secure gated complex
- Communal swimming pool

Description

We are pleased to have for sale this wonderful bungalow in one of the most desirable areas in South Tenerife. It's easy to see why demand is high for property in the residential area of El Madroñal de Fañabé. Located only a few minutes drive from the most popular coastal resorts of Costa Adeje, this relatively new neighbourhood has a relaxed community vibe served by an abundance of thriving small businesses, an excellent international school, Gran Sur shopping centre and cinema, a tennis club, an amazing public sports and leisure park and much more. Los Almendros is a complex which has an elevated position adjacent to the school and the park and features a heated community pool and terrace areas which are ample, well maintained and beautifully presented whilst the many planted garden areas are fully established and excellently cared for.

Los Almendros is a private, gated complex which offers a secure and peaceful environment for living or holidaying to all its international community of owners.

This lovely home is one of only a handful of linked bungalow style properties in the complex and this house in particular is in a privileged corner position with excellent step free access being the first property in the row. Upon entering, you can find a double bedroom with fitted wardrobes, a full bathroom and an independent fully fitted and equipped kitchen with all appliances, a very useful utility room and a handy serving hatch connecting to the main living space. The living room is spacious and comfortable with a designated dining area and the whole space feels airy and bright thanks to the patio doors and multiple windows. There is a further double bedroom with fitted wardrobes and a second full family bathroom all conveniently spread over one floor.

Externally there is a generous, sunny outside space which incorporates a covered seating area, useful when shade is required, a large open terrace area and a good size corner garden with low maintenance artificial lawn, making this the perfect place to fully enjoy the Tenerife outdoor lifestyle. In addition, you're only a few steps from accessing the secure

communal heated pool making it ideal for those with young children.

This great property with its living space all on one floor, is a very comfortable option for those with mobility restrictions and being sold inclusive of the tasteful furnishings and with air conditioning already installed, it is in perfect condition just to move in and enjoy. It features a dedicated, private parking space (21m²) and a secure storeroom (8m²) within the secure community, making this a really great option for year round family living or as a lock up and leave holiday home.

Property Details

- **Property Type:** House / Villa
- **Location:** Calle El Sauce, El Madroñal, Adeje, Adeje, Spain 38660
- **Internal Area:** 82 sq m
- **Sale Price:** €460,000
- **Bedrooms:** 2
- **Bathrooms:** 2
- **Reception Rooms:** 1
- **EPC:** Pending

Attributes

- **Reception Rooms:** Yes
- **Outside Space:** Lots of outside space
- **Internal Area:** 82 sq m
- **Floors:** Built over one floor
- **Condition:** Very good condition
- **Parking:** Underground Parking
- **Year Built:** 2005
- **Entrance Floor:** Ground floor entrance
- **Accessibility:** Easy access

Property Features

- Fully fitted kitchen
- Fitted wardrobes
- Excelent condition
- Close to schools and amenities
- Spacious accomodation
- Tastefully decorated
- Secure gated complex
- Communal swimming pool
- Well maintained community
- Excellent central location

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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