

## Unique Home and Fantastic Business Opportunity



**Reference:** 8397  
**Locality:** El Roque  
**Type:** House (Villa)  
**Status:** For Sale  
**Price:** €1,250,000

**Beds:** 3  
**Baths:** 3  
**Kitchens:** 2  
**Plot (m2):** 1880 m<sup>2</sup>  
**Internal (m2):** 225 m<sup>2</sup>  
**Year Constructed:** 1992

**Energy Efficiency Rating:**



- **Decor:** Completely Equipped Kitchen, Fireplace, Fitted Wardrobes, Spacious Accommodation
- **Exterior:** Fruit Trees, Garage, Garden, Private Pool, Various Terraces
- **Location:** Prestigious Area, Quiet Location
- **Rooms:** Dining Area, Dressing Room, En Suite Bathroom
- **Views:** Coastal, Mountains
- **Additional:** BBQ, Ideal Family Home

# Unique Home and Fantastic Business Opportunity

Clear Blue Skies Group SL is pleased to offer the opportunity to purchase this unique property which would provide the possibility of running a rural aparthotel and restaurant business from home, in the quaint residential village of El Roque.

El Roque is a traditional Canarian village which enjoys peace and tranquillity, in a country setting yet only a five minute drive to the main municipal town of San Miguel and less than 10 minutes to the busy town of Valle de San Lorenzo with its great selection of shops and restaurants. The golf coastal resorts of Amarilla Golf and Golf del Sur are just 15 mins by car and the Tenerife South Airport is a 20 minute drive away.

This lovely villa is set on a plot of 1,880m<sup>2</sup> and the main house boasts a living area all on one floor and comprises of three bedrooms, three bathrooms, a living room and kitchen. The master bedroom has an en-suite bathroom and a dressing room and the other two bedrooms, a double and a single, both have fitted wardrobes. The large rustic style breakfast kitchen has a dining area and there is a spacious and bright lounge with feature fireplace. Leading from the lounge is a substantial covered terrace to enjoy the shade, the tranquillity and the beautiful palm trees.

To the rear of the property is a large storage/pantry room and another rustic style kitchen with gas cooker and built in wood fire oven and dining space with French windows opening to the terrace and swimming pool area.

Next to the main house you can find three linked bungalows. These compact properties are currently ready for the new owners to internally finish and furnish to their own taste. They have independent access and could offer comfortable accommodation for at least six guests when completed. Externally, there are various terraces, a private swimming pool, parking areas, a garage for two vehicles with utility area, mature gardens and fruit trees.

In addition to all of this is a fantastic cave-restaurant, totally fitted and equipped, ready to be used. The restaurant has a bar, an area for tables and chairs, bathrooms, storage rooms, emergency exit and a fantastic brand new kitchen, with all the necessary equipment to cook and serve all sorts of food, and includes an industrial built in wood oven.

In summary, this represents a fantastic opportunity for somebody who would like to run their own accommodation and restaurant business, in a traditional and quiet Canarian area, but close to all amenities. Due to the versatility of this lovely property which sits on a plot of nearly half an acre, we expect demand to be high, so please contact our friendly Clear Blue Skies Group SL office in Fañabé Plaza office for further information and to make arrangements for an accompanied viewing.

Disclaimer: The material provided in this presentation is based on information provided by third parties whom we believe to be reliable, however we are unable to guarantee it is complete or 100% accurate, so it should not be relied upon as such. Prospective purchasers are advised to take appropriate legal advice regarding such matters.



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