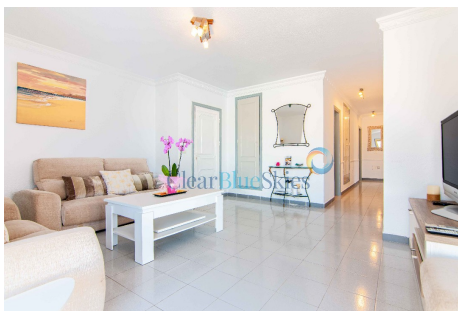
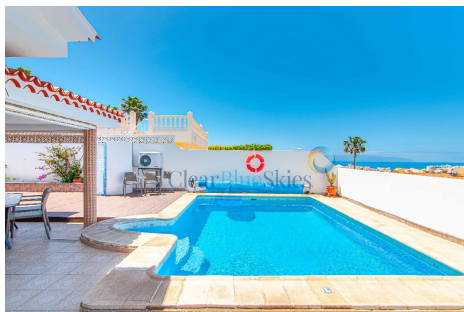


Wonderful Four Bedroom Villa With Pool in a Popular Location



Reference: 8557C

Locality: Callao Salvaje

Type: House (Villa)

Status: For Sale

Price: €1,370,000

Energy Efficiency Rating: Pending

- **Beds:** 4
- **Baths:** 3
- **Internal (m2):** 115 m²
- **Terrace (m2):** 185 m²
- **Storeys:** 1

- **Decor:** Completely Equipped Kitchen, Excellent Condition, Fitted Wardrobes, Fully Furnished, Modern Style, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Covered Terrace, Garden, Private Pool, Sunny Terraces
- **Location:** Conveniently Situated For Golf, Conveniently Situated Tennis, Near Amenities, Near Transport, Popular Urbanisation, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** En Suite Bathroom, Living Room With Dining Area, Shower Room
- **Views:** Pool, Sea
- **Additional:** Air Conditioning

Wonderful Four Bedroom Villa With Pool in a Popular Location

Clear Blue Skies have great pleasure in presenting this fantastic air-conditioned detached villa which features four bedrooms and a private pool, located in the popular Callao Salvaje area, in the south-west of Tenerife, the part of Tenerife considered to have the best climate on the island.

Callao Salvaje is a lovely small resort town located almost equidistant to Adeje Town and Costa Adeje, both around five to ten minutes drive away, and around the same to Playa de las Americas, Los Cristianos and Costa Adeje. It is located close to the extended TF1 motorway, so only around 25 minutes drive to the Tenerife South airport. Callao Salvaje, although devoid of the hustle and bustle of the larger resort towns, has many shops, bars and restaurants and has its own fantastic beach, as has its neighbouring resort Playa Paraiso, which also boasts a beautiful new shopping and dining centre, The Rosa Centre Shopping Mall. This wonderful shopping experience has a number of designer shops, cafe's, bars, and restaurants all in one location.

This fabulous and spacious air-conditioned bungalow style property is located on a quiet area within walking distance to restaurants and amenities. A beautifully presented property built on one level and comprising of a bright living area flooded with natural light with a spacious lounge, dining area and independent and fully fitted kitchen with access to a covered terrace, ideal for dining. There are four spacious double bedrooms, the master bedroom has an en-suite bathroom plus there are two further family bathrooms. From the living area, patio doors provide access onto the terrace which surrounds the beautiful pool area with external shower. The villa boasts terraces and gardens of 185m² providing an abundance of external space to enjoy the outdoor lifestyle that Tenerife is famous for. In addition to this there is a private garage.

As a valuable extra, this fantastic property will be sold fully furnished and ready to enjoy. The property would be perfect as a year round family residence or as a holiday home for a larger family and it currently holds a "Vivienda Vacacional" rental licence which means you can obtain a great rental return if desired. Properties in this very popular area always generate a lot of interest, so early viewing is highly recommended by Clear Blue Skies. Please contact our nearby friendly office in Fañabé Plaza for more details and to arrange your accompanied viewing appointment.

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.

