

## Detached Villa with Private Pool and Lovely Views



**Reference:** 8733  
**Area/Town:** Callao Salvaje  
**Type:** House (Villa)  
**Status:** For Sale  
**Price:** €850,000

**Beds:** 4  
**Baths:** 4  
**Guest Toilets:** 1  
**Plot (m2):** 364 m<sup>2</sup>  
**Internal (m2):** 160 m<sup>2</sup>  
**Terrace (m2):** 204 m<sup>2</sup>  
**Year Constructed:** 1988  
**Floor level:** 2

**Energy Efficiency Rating:**



- **Decor:** Completely Equipped Kitchen, Excellent Condition, Fitted Wardrobes, Fully Furnished, Spacious Accommodation
- **Exterior:** Covered Terrace, Garage, Private Pool
- **Location:** Near Amenities, Popular Urbanisation, Residential Location, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** Utility Room
- **Views:** Coastal, Sea, Town
- **Additional:** Air Conditioning

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Clear Blue Skies has great pleasure in presenting for sale this substantial, detached villa located in the popular Callao Salvaje area, in the south west of Tenerife.

Callao Salvaje is a small resort town which forms part of the prestigious Costa Adeje coastline. It is just a short distance away from the main municipal town of Adeje and has easy road connections to the rest of the island. Callao Salvaje is popular with residents and holidaymakers alike and offers many shops, bars and restaurants as well as its own fantastic beach with beach bar and restaurant just a short distance from this property. Adjacent to Callao Salvaje can be found the neighbouring town of Playa Paraiso also with a wide selection of shops, bars, restaurants, including the new dining and shopping mall, The Rosa Centre.

This good sized villa is set on its own plot of 364m<sup>2</sup> and offers a living area spread over two levels. At the entrance level you can find a very easily accessible garage as well as ample open area which could be used for additional parking. Internally at this level there is the fitted kitchen which is open to the designated dining area, the comfortable living area and a convenient guest toilet. From the living and dining areas you can access the good size upper terrace with both covered and uncovered areas as well as vertical awnings meaning it is a space which can be enjoyed all year round. It is the perfect spot for outdoor dining as well as simply enjoying the lovely ocean views.

The lower level can be reached by either internal or external stairs and here there are four good size double bedrooms, three of which enjoy their own corresponding en-suite shower room, and two of which lead outdoors to the lower terrace. There is also a further full family bathroom and a handy laundry/storage room. Externally at this level there is the private heated swimming pool, which has been recently retiled, as well as an ample open sunbathing terrace. The whole area is tiled meaning that maintenance is kept to a minimum.

This lovely property has a huge amount of potential to make a great family home or holiday property. It is being sold fully furnished and with air conditioning already installed and is highly recommended. Now reduced by 20,000€ so don't delay, for further information and to make arrangements for an accompanied viewing, please contact Clear Blue Skies at our friendly office in Fañabé Plaza.

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.

