



# ClearBlueSkies

## Delightful Three Bedroom House in a Popular Area



**Reference:** 8957

**Area/Town:** El Madroñal

**Complex:** Residencial El Madroñal

**Type:** House

**Status:** For Sale

**Price:** €899,000

**Energy Efficiency Rating:** Pending

- **Beds:** 3
- **Baths:** 2
- **Guest Toilets:** 1
- **Plot (m<sup>2</sup>):** 430 m<sup>2</sup>
- **Internal (m<sup>2</sup>):** 254 m<sup>2</sup>

- **Decor:** Completely Equipped Kitchen, Excellent Condition, Fitted Cupboards, Fitted Wardrobes, Jacuzzi, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Balcony, BBQ Area, Covered Terrace, Garden, Sunny Terraces
- **Location:** Conveniently Situated Schools, Conveniently Situated Tennis, Near Amenities, Near Transport, Popular Urbanisation, Residential Location, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Potential:** Space For Pool
- **Rooms:** En Suite Bathroom, Kitchen Diner, Living Room With Dining Area, Shower Room
- **Views:** Mountains, Sea
- **Additional:** Ceiling Fans, Insect Netting

# Delightful Three Bedroom House in a Popular Area

Clear Blue Skies is thrilled to introduce this fantastic, spacious three bedroom semi-detached family home in El Madroñal de Fañabé, Costa Adeje to the Tenerife property market.

El Madroñal de Fañabé is undoubtedly one of the most highly desirable residential areas in Costa Adeje, and beyond. It has grown in prestige over several decades thanks in part to the outstanding amenities that have established themselves in this area, such as the excellent international school, Colegio Costa Adeje, X- Sur shopping and multi-screen cinema complex, a fantastic municipal park and sports facility, a tennis club, a health spa and many more bars, restaurants and high quality small businesses. The area is known for its high concentration of luxury apartments and villas and is only 15-20 minutes on foot, or less than 5 minutes drive away from the beaches of Playa Fañabé, and Playa del Duque, and the fantastic Siam Mall and world famous Siam Park.

This inviting semi-detached home is perfectly positioned in one of the area's most desirable locations. Featuring a private garage for multiple vehicles and possibility for a guest apartment/multipurpose room, the property spans three levels with great views. This spacious property sits on a large plot of 430m<sup>2</sup> and boasts a perfect blend of style, comfort, and functionality. Step inside to a bright hallway where the ground floor houses a spacious breakfast kitchen with access to a terrace and large garden offering morning sun and views to the mountains, guest toilet, a bright lounge with a dining area opening onto a covered terrace and another generous terrace with BBQ area and Jacuzzi, perfect for al fresco dining or relaxing in the sunshine with space for a pool front or rear if required. The first floor comprises of an upstairs hall with ample space to incorporate a seating area, master bedroom with ensuite bathroom and private terrace enjoying stunning sea views and dramatic sunsets over La Gomera. Two further double bedrooms and a modern shower room complete this level, and all bedrooms have fitted wardrobes and access to a terrace.

Externally this property has multiple sunny terraces to enjoy the wonderful climate, providing the perfect backdrop for sunset drinks or entertaining.

Close to excellent schools, beautiful parks, popular restaurants, and a range of local amenities, this property offers both convenience and lifestyle. Sold unfurnished, with its versatile layout and wonderful views, viewing is highly recommended to fully appreciate all the fantastic property has to offer. Please contact Clear Blue Skies' nearby friendly Fañabé Plaza office today for more information and to arrange 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.

