

Beautifully Presented Three Bedroom Semi - Detached Property



Reference: 8303
Locality: Fañabé
Complex: Balcon de Fañabe
Type: House (Villa)
Status: For Sale
Price: €940,500
Energy Efficiency Rating: Pending

- **Beds:** 3
- **Baths:** 3
- **Guest Toilets:** 1
- **Internal (m2):** 334 m²
- **Terrace (m2):** 36 m²
- **Year Constructed:** 2008
- **Storeys:** 3

- **Community:** Children's Pool, Community Pool, Gated Complex, Well Maintained Community
- **Decor:** Completely Equipped Kitchen, Fitted Wardrobes, Jacuzzi, Partially Furnished, Renovated, Spacious Accommodation, Stylish Accommodation
- **Exterior:** Balcony, BBQ Area, Covered Terrace, Garage, Parking, Sunny Terraces
- **Location:** Conveniently Situated Schools, Conveniently Situated Tennis, Near Transport, Quiet Location, Residential Location, Walking Distance To Shops
- **Rooms:** Dining Area, En Suite Bathroom, En Suite Shower Room, Large Storeroom, Lounge, Office, Shower Room, Utility Room
- **Views:** Coastal, Mountains, Sea
- **Additional:** Air Conditioning, Ceiling Fans, Dishwasher, Electric Blinds

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Clear Blue Skies Group SL is delighted to present this attractive semi-detached home for sale in Balcon de Fañabé, in Fañabé village in the south of Tenerife. The property offers prospective purchasers an excellent opportunity to purchase a spacious home which is ready to move in and enjoy.

Fañabé village is located next to El Madroñal de Fañabé and the upmarket Costa Adeje area of which it forms part of. It is positioned just off the TF1 motorway, so it can be reached from the Tenerife South airport in only 20 minutes, and despite being a quiet residential location, it is just 5 minutes by car from the beaches of Del Duque and Fañabé. There are a small selection of shops and café/bars, a church and village square as well as schools and easy access to public transport.

Balcon de Fañabé is a small community of just 14 houses with a gated entrance, gardens, communal swimming pool and children's pool. This property is the largest of all and occupies the corner position with stunning sea, mountain and coastal views. Spread over various levels, the house has been totally renovated to a high standard and boasts a large living area. The main floor consists of an open plan fitted and equipped kitchen, utility room, guest toilet, lounge and dining area leading out to a wonderful decked terrace with jacuzzi, shower and Balinese day bed to enjoy the all year round sunshine and delightful views. On the top floor you will find the spacious master bedroom with en-suite bathroom (formerly two bedrooms made into one) and a private terrace. The second bedroom with fitted wardrobes is also on this level as well as a shower room and built in storage.

The basement level has a large garage for three cars with a lift to all floors, store room with fitted storage and the third double bedroom which has natural light and its own shower room. In addition to all of this there is an office on the middle floor with access to the communal pool and a spacious cinema room and gym on the lower level. There are many additional features including air conditioning throughout, part furnished, electric sun blinds and shutters plus an exterior parking space.

This property would make a fantastic family home or holiday home and viewing is highly recommended to appreciate all it has to offer. For further information and to arrange a viewing, please contact Clear Blue Skies Group SL at our nearby Fañabé Plaza office.

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.

