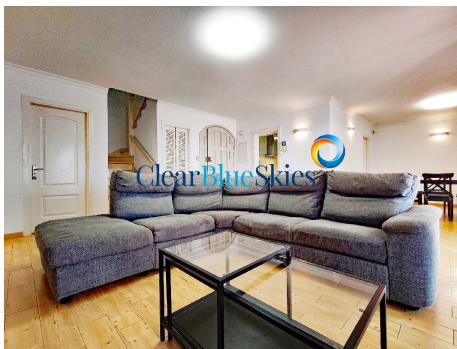


Lovely Villa with Heated Swimming Pool in Great Area



Reference: 8644

Locality: El Madroñal

Type: House (Villa)

Status: **Sold**

Price: €1,400,000

Energy Efficiency Rating: Pending

- **Beds:** 6
- **Baths:** 3
- **Plot (m2):** 558 m²
- **Internal (m2):** 248 m²
- **Year Constructed:** 2004

- **Decor:** Excellent Condition, Fitted Cupboards, Fitted Wardrobes, Fully Furnished, Jacuzzi, Spacious Accommodation, Stylish Accommodation
- **Exterior:** BBQ Area, Garage, Garden, Private Pool, Roof Terrace, Various Terraces
- **Location:** Conveniently Situated For Golf, Conveniently Situated Tennis, Near Amenities, Popular Urbanisation, Prestigious Area, Residential Location, 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, Utility Room
- **Views:** Panoramic, Pool, Sea, Town
- **Additional:** Air Conditioning, Alarm System, BBQ, Investment Property, Security Grills

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Clear Blue Skies Group SL is delighted to offer for sale this substantial detached villa in the very desirable location of El Madroñal de Fañabé in the south of Tenerife.

El Madroñal de Fañabé is a very popular, mostly residential area of Costa Adeje, about one kilometre inland from the beaches of Playa del Duque and Playa Fañabé. It features lovely villas, pretty townhouses and luxury apartments and there are many bars, restaurants, shops nearby. The area benefits from facilities such as the X-Sur Shopping and Cinema Complex, a top international school, a welcoming tennis club and a shopping complex with a thermal spa, padel tennis and gym facility.

This fantastic villa has been constructed on a substantial plot of around 550m² and enjoys an ample internal surface of nearly 250m² spread over two floors, making it a very generously proportioned property.

On the ground level you can find an independent fully equipped kitchen with dining area and a separate convenient utility area, the ample and comfortable fully air conditioned living room with separate dining area, three double bedrooms all with fitted wardrobes and air conditioning, and a full family bathroom. At the ground level there is also a good size closed garage of 38m², meaning there is space for two vehicles and plenty storage room.

On the upper level there are two further double bedrooms with a shared family bathroom as well as the master bedroom with its en suite bathroom. Again, all the bedrooms come fully equipped with fitted wardrobes and air conditioning installed. Over and above, from this level, you can access via internal stairs, the private roof terrace which enjoys a lovely open outlook out to the ocean and is a perfect spot to enjoy the stunning sunsets.

Externally this lovely villa is spacious and low maintenance, incorporating a private heated swimming pool, lounge/chill out seating area, and substantial dining space with practical pergola providing shade. There is also a barbeque area and a jacuzzi, making this the perfect place for entertaining or for simply enjoying the wonderful all year Tenerife climate.

This property will be sold fully furnished and ready to enjoy and would be perfect as a year round family residence or as a holiday home for a larger family. It also currently holds a "Vivienda Vacacional" rental licence and offers a great rental return if desired. Properties of this quality and in this highly desirable area always generate a lot of interest, so early viewing is highly recommended by Clear Blue Skies. Please contact our nearby 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.



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