



**KENSINGTON**<sup>®</sup>  
Finest Properties International

## Charming estate with large property, fruit trees, and pool



## general:

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<b>object number external:</b>	KPTC1766	<b>Date:</b>	27.09.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>place:</b>	38379 La Matanza
<b>living space:</b>	285,00 m <sup>2</sup>	<b>Floor space:</b>	321,00 m <sup>2</sup>
<b>Total size of site:</b>	1.070,00 m <sup>2</sup>	<b>Number of Rooms:</b>	6,0
<b>Number of bedrooms:</b>	4,0	<b>Number of bathrooms:</b>	2,0
<b>number of parking spaces:</b>	4,0	<b>Condition:</b>	part / full renovation required

## prices:

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<b>parking garage:</b>	0,00 €	<b>purchase price:</b>	660.000,00 €
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## energy certificate:

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## contact person:

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<b>company:</b>	EV Immobilienmanagement Teneriffa S.L.	<b>name:</b>	Oliver Brüderle
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## Infrastructure:

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<b>Highway :</b>	2 km
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## Description:

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An exclusive property in La Matanza de Acentejo, situated on an extensive 1,070 m<sup>2</sup> plot, offering everything needed to enjoy a comfortable and peaceful lifestyle surrounded by nature.

The two-story house has a total built area of 321 m<sup>2</sup>.

The ground floor, covering 203 m<sup>2</sup>, includes a living room, kitchen, 1 bedroom, bathroom, porch, and a garage for 4 cars.

The second floor, with 118 m<sup>2</sup>, has 3 bedrooms and 1 bathroom; the master bedroom connects to a walk-in closet the size of a room.

Ideal for family gatherings or celebrations. It has a covered kitchen, patio, and a pool, all with views of Mount Teide.

Land with Fruit Trees and Garden: Enjoy mature fruit trees and a dedicated cultivation area, perfect for gardening enthusiasts or sustainable living.

Workshop and Space for Renovation: An independent workshop with multiple uses and an additional room that can easily be converted into another bedroom or workspace.

Independent Guest House: A 53 m<sup>2</sup> additional property, currently rented, generating a stable income. Additionally, there is another 20 m<sup>2</sup> unit with a tenant, totalling a monthly income of €850 from both units. This area is in the process of being registered.

This property is ideal for those seeking a spacious, multifunctional home, as well as for investors looking to take advantage of the rental units' potential. The natural surroundings and views of Mount Teide, combined with the many possibilities it offers, make this property a unique gem in the area.

## Location:

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The municipality of La Matanza de Acentejo, in the north-east of Tenerife, owes its name to the battle that took place there during the conquest, in which the Spanish were defeated by the Guanche people. The municipality borders La Victoria de Acentejo, Candelaria and El Sauzal. The vegetation on the cliffs is outstanding, where you will find scrubland with a wide variety of plants. From almost everywhere you can enjoy the panoramic view of the Teide, the north coast of Tenerife and the Atlantic Ocean.

The traditional centre of La Matanza is situated above the motorway and offers excellent restaurants, shopping facilities, schools, bars, pharmacies and medical services. The motorway provides quick access to Puerto de la Cruz, the northern airport and Santa Cruz.

## images

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