



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

## Refurbished canarian house with charme and large plot



## general:

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|                                  |                         |                             |                       |
|----------------------------------|-------------------------|-----------------------------|-----------------------|
| <b>object number external:</b>   | KPTC1773                | <b>as from:</b>             | 08.10.2024            |
| <b>usage:</b>                    | habitation              | <b>marketing method:</b>    | purchase              |
| <b>property:</b>                 | House                   | <b>place:</b>               | 38290 La Esperanza    |
| <b>living space:</b>             | 170,00 m <sup>2</sup>   | <b>Floor space:</b>         | 276,37 m <sup>2</sup> |
| <b>Total size of site:</b>       | 1.748,00 m <sup>2</sup> | <b>Number of Rooms:</b>     | 5,0                   |
| <b>Number of bedrooms:</b>       | 3,0                     | <b>Number of bathrooms:</b> | 1,0                   |
| <b>number of parking spaces:</b> | 3,0                     | <b>Condition:</b>           | groomed               |

## prices:

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|                               |              |                               |        |
|-------------------------------|--------------|-------------------------------|--------|
| <b>outside parking space:</b> | 0,00 €       | <b>carport parking space:</b> | 0,00 € |
| <b>purchase price:</b>        | 450.000,00 € |                               |        |

## energy certificate:

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|                                |            |                   |      |
|--------------------------------|------------|-------------------|------|
| <b>expiry date:</b>            | 2030-01-09 | <b>age group:</b> | 2014 |
| <b>value class:</b>            | E          | <b>beaconing:</b> | wood |
| <b>primary energy sources:</b> | HOLZ       |                   |      |

## contact person:

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|                 |  |               |                                       |
|-----------------|--|---------------|---------------------------------------|
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| <b>street:</b>  | Marqués Villanueva del Prado 1, Edf. Casablanca, | <b>place:</b> | 38400 Puerto De La Cruz               |
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## Infrastructure:

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**Highway :** 9 km

## Description:

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For sale is this lovingly renovated, typical Canarian house in the picturesque municipality of El Rosario, in the region of La Esperanza. This well-kept property offers an absolutely peaceful location at an altitude of approximately 900 metres and the climate is pleasant and mild due to the southern location. In addition to the house with three bedrooms and a bathroom, there is also a separate utility room, a water tank and a large plot with many fruit trees.

The charming house offers space for the whole family. The interior has been lovingly designed and combines traditional elements with contemporary comfort. Particular attention was paid to the choice of floor coverings, which consist of a tasteful combination of terracotta, stone and solid wood. The high wooden ceilings also create a cosy feel.

The rustic-style fitted kitchen leaves nothing to be desired and invites you to enjoy culinary delights. Directly adjacent is a small dining room, followed by the cosy living room with fireplace. Another highlight of the house is the spacious terrace in front of the house. Here you can enjoy the sun and relax in a stylish ambience.

The house was modernised in 2000 and provides a well-kept and inviting living atmosphere. This property combines comfortable living with traditional elegance and offers you an ideal home in an idyllic setting. Don't miss the opportunity to make this wonderful property your own!

## Location:

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The municipality of El Rosario is located in the east of the island on the southern side of the mountain chain, with wooded areas in the area of La Esperanza and a sunny, sheltered coastline in Tabaiba and Radazul. El Rosario borders the municipalities of Santa Cruz de Tenerife, La Laguna, Tacoronte, La Matanza, El Sauzal and Candelaria. Nearby is La Esperanza, where pine trees, gale trees and heather bushes dominate the landscape.

On the coast of El Rosario there are some beautiful beaches and bathing bays and also a sports harbour in Radazul, where various water sports such as diving or water skiing are possible.

## Equipment description:

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Living room with fireplace and typical Canarian bench by the window.

Kitchen with marble surfaces, gas hob, oven and large fridge.

Dining area right next to the kitchen.

Large entrance area with separate sitting corner.

Master bedroom with fireplace.

Two further bedrooms with shared walk-in wardrobe. One bedroom has a gallery.

Bathroom with free-standing bath, shower, washbasin, toilet and window.

## Other information:

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Large plot with various fruit trees (grapefruit, apple, mandarin, orange, lemon, pear, fig, pear, medlar, guava, almond).  
The garden extends over three terraced levels.  
Separate utility room.  
Water tank filled with rainwater.  
Carport for two cars and outdoor parking space.  
Private septic tank.

## images

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