

## Plot of Land with Building Project



**Reference:** 3982  
**Area/Town:** El Roque  
**Type:** Land (Plot)  
**Status:** For Sale  
**Price:** €100,000  
**Energy Efficiency Rating:** Pending

- **Plot (m2):** 272 m<sup>2</sup>
- **Internal (m2):** 100 m<sup>2</sup>

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Fortis CBS is pleased to offer for sale this plot of land and existing construction project located in the quiet residential village of El Roque.

El Roque is a traditional Canarian village which enjoys peace and tranquillity in an idyllic country setting. The village itself has local amenities such as school, children's play park, church and a few bars and restaurants as well as an interesting museum about local agricultural history and yet is only a five minute drive to the main municipal town of San Miguel and less than 10 minutes to the busy area of Valle de San Lorenzo with its great selection of shops and restaurants.

This plot of land of 272m<sup>2</sup> is situated in a central location within the village and the current project is for the construction of two individual dwellings each with three bedrooms, two full bathrooms plus a WC and downstairs terrace and garden area. This project has been approved by the local town hall of San Miguel and licence granted but could also be easily modified to become a project for one more substantial family home with at least four bedrooms.

The plot enjoys easy road access and has a lovely outlook with views down to the ocean.

This is a lovely opportunity for the right person who has the vision to see all the possibilities that this lovely plot in this beautiful corner of Tenerife has to offer.

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