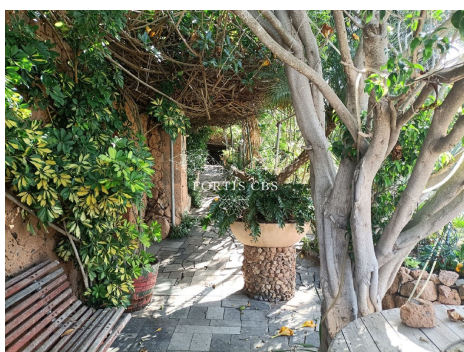




FORTIS CBS

Rural Finca with Huge Potential in Paradise Location



Reference: 8208

Area/Town: Vera de Erques

Type: House (Rustic House)

Status: For Sale

Price: €315,000

Energy Efficiency Rating: Pending

- **Beds:** 1
- **Baths:** 1
- **Guest Toilets:** 1
- **Plot (m2):** 2947 m²
- **Internal (m2):** 106 m²
- **Year Constructed:** 2003

- **Decor:** Completely Equipped Kitchen, Rustic Style
- **Exterior:** BBQ Area, Fruit Trees, Garden Ready For Planting, Landscaped Gardens, Mature Garden, Orchard, Various Terraces, Vegetable Garden
- **Location:** Quiet Location
- **Rooms:** Wine Cellar
- **Views:** Coastal, Garden, Mountains, Panoramic

Rural Finca with Huge Potential in Paradise Location

Fortis CBS is delighted to offer this charming property set in a rural idyll for sale to their clients wishing to live closer to nature in a more rural setting. This large finca is located in the outskirts of the picturesque Canarian village of Vera de Erques and offers rustic style accommodation on a large area of agricultural land.

Vera de Erques is situated in the south west of Tenerife, in the higher area of the Guia de Isora municipality, where the land due to the proximity of natural springs, is very fertile and where the views to the mountains, the sea, and the neighbouring islands of La Gomera, El Hierro and La Palma are breathtaking.

This finca has a surface of 2,447m², which has been cultivated as agricultural gardens, with well-established areas of fruit trees offering an abundance of different fruits such as apple, peach, lemon, plum, and fig etc. as well as areas designated for vegetable growing with already planted potatoes, tomatoes, lettuces, courgettes, cucumbers etc, and all with working irrigation system in place. The finca has its own water tank and a participation in the local agricultural water supply.

Another area of the finca of 500 m² has been prepared as a vineyard with established vines planted as well as having a wine press and bodega meaning that everything is in place for a small wine production.

The finca also has areas that could be used as a small animal farm with hens, rabbits, goats etc. meaning that this really is the perfect place for someone looking for a more self-sufficient lifestyle.

The accommodation is comprised of a traditional stone house with a nice size country style kitchen area with dining room and fireplace, bathroom with shower and a double bedroom with small dressing room. The house is presented throughout in a traditional style and is surrounded by different terrace areas, including sunny terraces, built in stone barbecue, plus it has an external kitchen and bar area which is the perfect spot from which to enjoy the pleasant country views and of course to sample your own wine production.

The whole feel of the property is one of tranquility and being close to nature with various seating areas to be enjoyed around the property, all of which are surrounded by trees and exuberant vegetation. This is a lovely opportunity to own your own little corner of paradise and to settle into a quieter rhythm of life.

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.

