



FORTIS CBS

Beautiful Bungalow in Popular Location



Reference: 8679C

Area/Town: El Madroñal

Complex: Las Pergolas

Type: House (Bungalow)

Status: **Sold**

Price: €610,000

Energy Efficiency Rating: Pending

- **Beds:** 2
- **Baths:** 2
- **Plot (m2):** 227 m²
- **Internal (m2):** 112 m²
- **Terrace (m2):** 115 m²
- **Year Constructed:** 2007
- **Floor level:** Ground

- **Decor:** Completely Equipped Kitchen, Fitted Wardrobes, Fully Furnished, Immaculate Condition, Jacuzzi, Luxury Fittings, Modern Style, Refurbished, Renovated, Spacious Accommodation, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Terrace
- **Location:** Conveniently Situated Schools, Conveniently Situated Tennis, Near Amenities, Near Transport, Popular Urbanisation, Prestigious Area, Walking Distance To Beach, Walking Distance To Restaurants, Walking Distance To Shops, Walking Distance To Town Centre
- **Rooms:** En Suite Bathroom, Storeroom
- **Views:** Partial Sea
- **Additional:** Air Conditioning, Alarm System

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Fortis CBS is delighted to present this wonderful two-bedroom, semi-detached bungalow, built on one level and located in the highly regarded neighbourhood of El Madroñal de Fañabé. This fantastic property is located in a lovely community named Las Pergolas, and was constructed by the reputable Tenerife developer, Kurt Konrad SL.

El Madroñal de Fañabé provides easy access to numerous amenities making it one of the best parts of the south of Tenerife. From this lovely property, you'll find nearby the X-Sur shopping mall (was previously known as Gran Sur) with its multi-screen cinema, a spa and gym, and a four court tennis club. The area also features the famous international school called Colegio Internacional de Fañabé, public sports and leisure facilities, a multi sport park, and lots of small welcoming bars, restaurants, coffee bars, and small supermarkets. The beautiful beaches of Playa Fañabé and Playa del Duque are only a short walk away, and the airport Tenerife Sur, can be reached in fifteen to twenty minutes.

This lovely beautiful property has been completely renovated to the highest standard, with a professionally designed layout. When you arrive, you notice the bright hallway leads directly to the roomy lounge which due to it's glass frontage has a bright and light feel, enjoying natural light all day long. There is a substantial area which forms a space for dining, and an aperture through to the kitchen makes the whole area feel open. The beautifully presented L-shaped kitchen has been fitted with high-gloss dark units and modern wood worktops. Continuing into this fantastic property, you find a double bedroom with fitted wardrobes and opposite this bedroom is the family bathroom. At the end of the same hallway, you'll reach the master bedroom / suite which has it's own dressing area, fitted wardrobes and a large en-suite bathroom with a modern walk in shower. Also on this floor, you can find an office and a small gymnasium.

Externally, there is a lot of room for relaxation, and there is a covered terrace for enjoying the wonderful Tenerife weather or entertaining friends. Also there is a fantastic jacuzzi and easily maintained lawn made from top quality artificial grass.

This is a property full of additional features like air conditioning, electric sun blinds, a storeroom, alarm system, and features secure off road parking. Another bonus is that the price includes the beautiful featured furniture. In conclusion, this is a superbly presented, furnished property, in a great complex, in arguably the best part of Tenerife, but has to be seen to be fully appreciated.

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.

