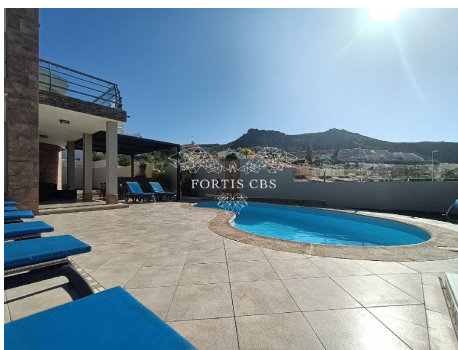




FORTIS CBS

Fabulous Detached Four Bedroom Villa in Desirable Area



Reference: 8791

Area/Town: El Madroñal

Type: House (Villa)

Status: For Sale

Price: €1,680,000

Energy Efficiency Rating: Pending

- **Beds:** 4
- **Baths:** 3
- **Guest Toilets:** 1
- **Plot (m2):** 557 m²
- **Internal (m2):** 211 m²
- **Year Constructed:** 2008

- **Decor:** Excellent Condition, Fitted Wardrobes, Fully Furnished, Spacious Accommodation
- **Exterior:** 2 Parking Places, Private Pool, Terrace
- **Location:** Conveniently Situated Schools, Prestigious Area, Quiet Location
- **Views:** Mountains, Partial Sea

Fabulous Detached Four Bedroom Villa in Desirable Area

Fortis CBS is delighted to offer for sale this beautiful and substantial detached villa in the very desirable location of El Madroñal de Fañabé in the south of Tenerife.

El Madroñal de Fañabé is a very popular, mostly residential area of Costa Adeje, about one kilometre inland from the beaches of Playa del Duque and Playa Fañabé. It features lovely villas, pretty townhouses and luxury apartments and there are many bars, restaurants, shops and coffee bars nearby. The area benefits from facilities such as the X-Sur Shopping and Cinema Complex, a top international school, a welcoming tennis club and a shopping complex with a thermal spa, padel tennis and gym facility.

This fabulous villa is modern in style and has been constructed on a substantial plot of around 550m² and with the internal area (211m²) spread over three floors, this is a generously proportioned property. All the materials used are top quality and the whole villa has been designed in a contemporary style.

At basement level there is a good size garage and storage area, plus additional parking is available in the convenient carport. On the ground level you can find the independent fully equipped kitchen with integrated appliances, bar stool seating area and a handy utility area. There is an ample and very comfortable fully air conditioned living-dining room and a guest toilet, a double bedroom with built in wardrobes, and an en-suite shower room with terrace access.

On the upper level there is a family bathroom and three further double bedrooms, all with fitted wardrobes, and the master bedroom has an en-suite bathroom, dressing area and lovely private terrace, all fully air conditioned. This good size outdoor area is the perfect spot for an evening drink and to enjoy the sunset and appreciate the view towards the ocean.

Externally this lovely villa is spacious and low maintenance, incorporating a private heated swimming pool, covered lounge/chill out seating area, and substantial dining space with practical aluminium pergola providing shade. Additionally, it features a stone built in barbeque, making this the perfect place for entertaining or for simply enjoying the wonderful all year Tenerife climate.

This incredible property will be sold fully furnished and ready to enjoy. The property would be perfect as a year round family residence or as a luxury holiday home for a larger family and it currently holds a "Vivienda Vacacional" rental licence and offers a great rental return if desired. Properties of this quality and in this highly desirable area always generate a lot of interest, so early viewing is highly recommended by Fortis CBS.

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.

