

# 6 Bedroom House - Las Galletas - 8601

Property type	<b>House</b>		
Location	<b>Las Galletas, Arona</b>		
Views	<b>Mountain view, Garden view, Panoramic views</b>		
Sale	<b>1 365 000 €</b>	Reference	<b>8601</b>
Land	<b>2230m<sup>2</sup></b>	Built area	<b>621m<sup>2</sup></b>
Terrace	<b>Yes</b>	Garden area	<b>Yes</b>
Garage	<b>Yes</b>	Parking	<b>Yes</b>
Kitchen	<b>Separate</b>	Bedrooms	<b>6</b>
Bathrooms	<b>9</b>		

We present this wonderful property located near the traditional fishing port of Las Galletas, with an excellent location as it is well communicated with the main road and has a comfortable access for vehicles, a place with good climate and mild temperatures all year round.

Within this property, with a plot of approximately 2.230 m<sup>2</sup>, there is a group of houses built with the best materials of first quality and good finishes.

It has 621 m<sup>2</sup> built in total, divided in two floors: semi basement and ground floor.

The ground floor has 398 m<sup>2</sup> built and is adapted for people with reduced mobility. The surface is distributed in 5 independent dwellings (each one with its own sanitation, water and electricity installations) but communicated between them, with a total of 6 rooms, which can be used as bedrooms, offices and living rooms, and 6 bathrooms. It has a roof terrace with views of the surrounding area and the Teide.

On the same floor there is a construction, now destined to the garage area, with about 82 m<sup>2</sup> with capacity for 3 vehicles. This construction is also enabled with sewage installations and water and electricity connections to easily convert it, if you want, in 3 independent studios with their corresponding bathrooms, small kitchen and terrace.

Outside the house there is a large pergola of about 56 m<sup>2</sup> with a large adjoining patio. This pergola also has sanitary installations for 2 bathrooms. And if desired, the pergola area can be converted into 2 independent studios with their terraces in front.

The semi basement floor has 167 m<sup>2</sup> built, distributed in 3 rooms, which each one has its independent installations of sewage, electricity and water, to convert its use easily in 3 dwellings. The smallest of the 3 outbuildings is well decorated as a wine cellar with its own bathroom, connected to another larger room which also has bathroom and kitchen facilities; and finally, the largest of the rooms has a surface area of about 60 m<sup>2</sup>, has vehicle access and has a bathroom.

The property is sold unfurnished.

The plot is planted with various fruit trees such as mango, avocado, lemon, guava, lime, lime, paraguayo, fig, strawberry guava, and there is still a generous free space for planting more

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fruit trees or a temporary or transportable cabin or igloo bubble. The building is ideal both for a large family to live happily, or to use as rural accommodation, as its size allows both permanent residence or tourist exploitation, or even a mixture of both. Just a few minutes from Las Galletas, where its harbour and marina offer a wide range of leisure services for lovers of sport fishing and diving. Strolling through its numerous pedestrian streets you can enjoy a good and varied range of shops, pharmacies, restaurants and bars with terraces, banks and post office, as well as schools for the little ones. Only 12 km from Tenerife South Airport and Playa de Las Americas. Asten Realty Reference: 8601



