

3 Bedroom Estate - Arafo - 9220

Property type	Estate, House		
Location	Arafo		
Views	Ocean view, Mountain view		
Sale	294 000 €	Reference	9220
Land	1600m²	Living area	92m²
Terrace	Yes	Garden area	Yes
Kitchen	Open-plan	Bedrooms	3
Bathrooms	1	Floor	1

For sale is a finca near Arafo, located below the nature reserve la Cañadas. The total area of the plot is 1,600 m2. On the finca is a small house of 92 m2 built, this has 3 rooms a bathroom, a kitchen and a large bright living room with open views of the Atlantic Ocean and the beautiful nature.

The entire plot of the finca is conveniently divided into three areas. The largest usable area is located in the lower area, is at ground level and has various fruit trees, a vineyard and plenty of land for growing your own vegetables, for example.

To the side of the usable area is a small chicken coop and a converted 'bodega', a wine storage room.

On the intermediate level, a small path leads to the driveway and to a small orange plantation, from here you have access to the expandable garage.

A staircase leads up to the small house in the upper part of the plot, where a green corridor leads to the bright living room and the other rooms of the house.

To summarise, this finca is an Eldorado for people who love a life in the countryside, quiet and close to nature with a fabulous view of the Atlantic Ocean, which cannot be obstructed. The finca is equally suitable for people who dream of realizing a self-sufficient, independent life with self-sufficiency in every respect.

The possibilities for self-catering leave nothing to be desired: Keeping small farm animals (chickens, geese, rabbits), harvesting fruit and vegetables in organic quality, growing your own wine, generating electricity from solar energy and much more.

The finca is located below the Carretera General, which leads to Arafo (3 minutes drive) and to Güemar (7 minutes drive). The motorway sur is just under 15 minutes away. All everyday necessities such as supermarkets, pharmacies, doctors, cafés and restaurants are within a 10-minute drive. The nearest beach is 15 minutes away in the El Puertito district. It is 25 minutes to the south airport and just under 20 minutes to Santa Cruz.

Although the land of the finca is categorised as rustic, all measurements of the plot have been thoroughly taken and accurately recorded in the land register. The small 92 m2 house on the upper part of the finca is registered in the land register as Urbano and offers many possibilities for individual extension and expansion: for example, a terrace with views, a garage, a second

floor, etc. All costs for extensions and finishing work are to be borne by the buyer, for an extra charge we will be happy to do all the work for you.

The house is offered for sale unfurnished!

Please do not hesitate to contact us for further information.

I.B.I: €170/ year

Asten Ref: 9220



