

## San Cristóbal de la Laguna

search for property TEN-200019



## Spacious villa in quiet sought-after location of La Laguna

constructed area:	-	swimming pool:	-
plot area:	1.360 m <sup>2</sup>	energy certificate:	in process
bedrooms:	5		
bathrooms:	4		
sea view:	-	<b>price:</b>	<b>€ 900,000.-</b>



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### Details:

On a plot of representative size (1360m<sup>2</sup>) is located in a quiet residential area of the beautiful historic town of La Laguna this 550 m<sup>2</sup> villa, which offers many opportunities for personel development.

The building has double external walls with insulation chambers. To ensure security there are outside security doors, grilles and aluminum gates at the entrance and the two garages. These have automatic doors and take two cars each. One garage has an area of 45 square meters, the other 28 square meters and an additional storage room. Under a covered porch can also be parked, if needed, three more vehicles.

You enter the entrance hall of the house through the reinforced entrance door of mahogany wood. At the hall are one bedroom, two smaller rooms and a guest bathroom. The 50 m<sup>2</sup> large living room with a freestanding cast iron fireplace brand Hergóm is orientated to the garden. Besides we find the dining room, made of mahogany as well, with display cases and also a fireplace. A large barbecue area with links to garage and porch completes the traditional atmosphere, here are including a kitchen, fireplace, and a third Hergóm cast iron stove. Attached is a guest bathroom with shower and closet.

Other facilities on the ground floor are the main kitchen, a guest powder room, laundry room and a storeroom. Plenty of extra storage space is available in the form of various built-in cabinets in the house and six located outside storage areas for gas bottles of gas central heating, garden tools, firewood, etc.

A mezzanine floor on the way to the upper floor is a 50-square meter office with spacious built in wardrobes. Also here much noble timber was used, as in the stairwell. On the upper floor are situated four bedrooms and a smaller room, accommodated with a terrace in front, further two bathrooms, one with Jacuzzi. Even this upper area of the property itself offers plenty of storage space in cupboards and beyond in the attic.

The garden with automatic irrigation forms a harmonious environment of the villa, with terraces, lawns, fruit trees and a stately dragon tree. It also contains its own well, for drying the laundry is a covered area. The property is sold unfurnished, the many valuable fixtures of course remain retained.

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### Location & surrounding area:

San Cristóbal de La Laguna was capital of Tenerife since the beginning of Spanish colonization at the end of the 15th Century. Only with the growing importance of the new port in the north-east of the island the seat of government moved in 1723 to Santa Cruz de Tenerife. Today, the university town of La Laguna and Santa Cruz has grown into a metropolis. The rich history remains preserved in the numerous stately homes of the old town, declared by UNESCO as world cultural heritage. Here you can enjoy the beautiful Canary wooden balconies, magnificent patios and decorated facades with a tour or stroll around the many shops, bars and restaurants in the pedestrian streets of La Laguna.

The churches and monasteries of the city are also worth a visit and show the importance of the settlement, which was created on a fruitful plane at a previous lake. The Tower of the famous Iglesia de Nuestra Señora de la Concepción offers the best overview of the historical treasures of San Cristóbal de La Laguna. In the church there is a large baptismal font in glazed ceramic, which is even from before the Spanish conquest.

The central location between the north and the south coast of Tenerife, at the foot of the ridge on which a road leads up to many scenic views to Mount Teide and the proximity to the overwhelming nature of the Anaga Mountains with numerous hiking trails, make the city in addition to a special attraction. Beaches are on the wild north coast, and the protected yellow beach Las Teresitas in Santa Cruz is only 12 km away.



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PORTA MONDIAL®

Your home. Our passion.



The large living room at the garden



Dining Room of mahogany



Large multipurpose room with hardwood and lots of storage



Bedroom with beautiful view



The fireplace in the living room



Elegant staircase made of mahogany wood



## San Cristóbal de la Laguna

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PORTA MONDIAL®

Your home. Our passion.



Large kitchen with barbecue



Porch alongside the garden



House in a long shot with own fountain



Manifold garden