

**El Sauzal**

search for property TEN-200096



## Opportunity in El Sauzal: Chalet with three bedrooms, Teide and sea view in quiet area

constructed area:	-	swimming pool:	-
plot area:	287 m <sup>2</sup>	energy certificate:	in process
bedrooms:	3		
bathrooms:	1		
sea view:	✓	price:	€ 260,000.-



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## Details:

Very good price/ performance ratio!

This well-thought and equipped chalet is situated in a quiet settlement at the coast of El Sauzal. The location is ideal, only a little before the end of a street which leads to the romantic cliffs of the Costa de Acentejo, the property offers on the one hand a wide sea view while it is on the other hand protected against the winds of the coast. Furthermore, this settlement has the advantage of a short connection of only 2 minutes drive to the motorway.

On its upper floor, the house is surrounded by large terraces that offer the right place to stay depending on the daytime and the sun. A stylish roofing with pillars and beams of wood and additional roller blinds protect the wide sea view terrace in front of the living room against the intensive afternoon and evening sun. The terrace roof was added to the property in 2004 in the scope of extensive renovation work – also water pipes and the electrical system were renewed. A beautiful sea and Teide view and the view of Puerto de la Cruz with a romantic evening lighting provide everything what describes the "premium view" on Tenerife.

The bright and spacious living room has almost on its whole width a glass front of three large sliding doors. The air conditioning has dual function for cooling and heating. Comfortable is the equal height with the driveway to the house (electric gate), the large carport for two vehicles and the security entrance door. The same applies to the large fully equipped kitchen with a separate dining area which was created through the combination of two rooms. For the drinking water, there is a filter system. The guest bathroom was refurbished in 2013 and is located on a corridor with beautiful arches.

A stairway with cleverly integrated seat combination leads from the living room to the lower floor with three bedrooms with fitted wardrobes. The two sea-facing bedrooms in the front are located directly at the terrace towards the garden. Here the canopy formed by the upper terraces is very useful. Shutters in front of the glass doors of the bedrooms provide additional safety. Direct access from the street to the garden is possible through a beautifully curved exterior stair. The bathroom has a spacious shower, double sink with large mirror, toilet and bidet. Under the stairs there is additional storage space. In addition to the front bedrooms there is another large hobby room (or another guest room) which is accessible from the outside. This room houses also the washing machine.

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### Location & surrounding area:

El Sauzal has a beautiful and prominent location on the sunny section in the north of the island of Tenerife, where one can find about 2700 hours a year of sunshine. Located 300 meters above the sea on a huge cliff, it offers a magnificent ocean view of the entire north coast and the Teide. Recommended sites for this purpose are the Parque de los Lavaderos and the Mirador de la Garañona, with a nice cafe and directly above a depth lying in the wild beach that belongs only to the birds and the waves of the Atlantic Ocean.

In the village itself, there is a market, many more stores for daily needs and the management of El Sauzal kept in the historical center. To the southwest there are distributed in the coveted positions on the cliffs the villages of villas, chalets and holiday homes: whether in Los Naranjos, Los Perales, El Puertito, La Primavera or Los Angeles, in all housing developments of El Sauzal a quiet idyll connects with the magnificent sea views next to the volcano.

The nearest beach is Playa Bolullo, which often is described as the most beautiful of Tenerife.



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Front view with protected terraces on two levels



Spacious living room with panoramic terrace



Bedroom to the terrace and garden



Views of Mount Teide, Puerto de la Cruz and the Atlantic



Garden in very quiet location with sun and sea



The upper terrace with stylish roof



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Exquisite sea views



Salon with entrance and the passage to the kitchen in the



Covered garden terrace on the bedrooms



Space for 2 cars in carport



Beautiful built-in wardrobes in the bedrooms



Tranquil oasis with garden and sea views on two levels



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Terraces for morning and evening sun



Curved exterior staircase



Large kitchen with dining area



The fully equipped kitchen from a different perspective



New guest toilet



Spacious bathroom with shower, bidet, toilet and 2 sinks

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Lawn with sunny and shady spots