



## 2 Bedrooms - House - Tenerife - For Sale



### Ügynök információ

|                      |                                                                               |
|----------------------|-------------------------------------------------------------------------------|
| Név:                 | Andy Ward                                                                     |
| Cégnév:              | Tenerife Estate Agents                                                        |
| Ország:              | Spain                                                                         |
| Experience since:    |                                                                               |
| Szolgáltatás típusa: | Vásárlás vagy eladás                                                          |
| Specialties:         |                                                                               |
| Property Type:       | Apartments, Houses                                                            |
| Telefon:             | +34 (671) 114-013                                                             |
| Languages:           | English, Spanish                                                              |
| Weboldal:            | <a href="http://tenerifeestateagents.net">http://tenerifeestateagents.net</a> |

### Hirdetés részletei

|           |             |
|-----------|-------------|
| Ingatlan: | Eladó       |
| Ár:       | EUR 239,000 |

### Elhelyezkedés

|                        |                |
|------------------------|----------------|
| Ország:                | Spain          |
| Állam/Régió/Tartomány: | Canary Islands |
| Feladta:               | 2025. 11. 18.  |
| Leírás:                |                |

**Country House and Finca For Sale in El Roque, San Miguel de Abona, priced at 239,000€  
Listed Exclusively with Andy Ward - Tenerife Estate Agents**

This characterful rural property, situated in the peaceful village of El Roque in San Miguel de Abona, offers a rare combination of charm and tranquility of the countryside, paired with the convenience and comfort of an established home with all mains services connected.

The house sits on a plot of approximately 500 m2, with the dwelling registered in the Catastro as an urban residential home of 109 m2, built in 2002, and an adjoining rustic section currently laid out as a spacious garden. Sun-drenched from morning to evening and surrounded by natural landscapes, it is a wonderful option for those seeking outdoor space, privacy, and the feel of traditional Tenerife.

### Property Overview

The property consists of a traditional Canarian-style house with high ceilings and generous interior spaces, set alongside a rustic plot beautifully arranged as a garden with fruit trees, mature plants, and multiple outdoor areas for relaxing or entertaining.



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Importantly, this is not an off-grid or improvised construction. The house is fully connected to water, electricity, and drainage, and is a long-established home. It is currently in the final stage of its legal registration process (“obra nueva”), which will formalise the dwelling in the Land Registry. Once complete, the property will appear as a fully registered urban home with rustic land attached.

This clarification is significant because many rural properties in this area are unregistered or difficult to legalise. This home, however, already appears in the Catastro as a legal urban dwelling and is simply awaiting completion of the administrative registration update in the Registro de la Propiedad.

## **Interior Layout**

Inside, the property offers excellent space and flexibility:

- \* A large lounge with plenty of natural light
- \* A separate dining area adjacent to the lounge
- \* A spacious kitchen with an adjacent bathroom
- \* A very large main bedroom, complete with en-suite bathroom and direct access to the covered terrace and garden
- \* A second bedroom or utility room on the same level as the lounge and kitchen

The home retains its original rustic character, with traditional finishes and a warm Canarian feel. While perfectly usable as it is, it offers superb potential for modernisation or enhancement.

## **Outdoor Areas**

The exterior is one of the highlights of the property, providing numerous inviting spaces:

- \* A covered terrace, perfect for shaded outdoor dining
- \* A rooftop terrace with open views of the surrounding countryside
- \* A large garden with fruit trees, ornamental palms, and sun-filled open areas
- \* Off-street parking inside the gated entrance, with direct access from the public road

Whether you enjoy gardening, outdoor entertaining, or simply relaxing in the sun, the exterior layout makes this an exceptional rural retreat.

## **Key Features**

- \* 109 m2 constructed house (as per Catastro)
- \* Approx. 500 m2 total plot, divided into urban and rustic sections
- \* Year of construction: 2002
- \* Mains water, electricity, and drainage connected
- \* Legalisation (“obra nueva”) process underway and well advanced
- \* Very private setting with countryside views
- \* Gated parking with direct road access



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## Summary

This is an authentic Canarian rural home with charm, space, privacy, and beautiful outdoor areas. It offers a peaceful lifestyle away from the tourist centres while still being just a short drive from amenities, beaches, the motorway, and the popular towns of San Miguel, Las Chafiras, and Costa Adeje.

With modern utilities connected, a large sunny garden, and the legalisation process already progressing toward completion, this property is ideal as a full-time residence, a country home, a small horticultural or gardening project, or a retreat for those seeking peace and outdoor space.

## Viewings

This property is an exclusive listing with Andy Ward - Tenerife Estate Agents. We hold the keys and all viewings must be arranged directly through our agency. Viewings cannot be organised through any other agent or intermediary.

Viewings are strictly by appointment, and we normally require at least one day's notice. Same-day viewings are sometimes possible depending on our schedule.

If you would like to arrange a viewing or request more information, please contact us directly using the form below or by calling 671 114 013.

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Name

Email

Phone number

When are you next in Tenerife?

Preferred method of contact

Contact number Contact number

Email Email

Please leave questions/comments below

Are you interested in receiving our property updates via email?

Yes Yes

No No



Type: House  
Area: El Roque  
Complex:  
Price: 239,000€  
Mortgage available:  
Mortgage per month:  
Cash deposits needed: 257,000€

Interior m2: 109  
Exterior m2: 400  
Bedrooms: 2  
Bathrooms: 2  
Balcony/Terrace Terrace  
Garden: Yes  
Community Fee per month:

## Gyakori

|                    |        |
|--------------------|--------|
| Hálósobák:         | 2      |
| Fürdősobák:        | 2      |
| Kész négyzetméter: | 109 nm |
| Telekméret:        | 400 nm |

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.860.229

