

# 3 Bedroom Townhouse - Güímar - 9835

Property type	<b>Townhouse</b>		
Location	<b>Güímar</b>		
Views	<b>Mountain view, Street view</b>		
Sale	<b>370 000 €</b>	Reference	<b>9835</b>
Built area	<b>108m<sup>2</sup></b>	Terrace	<b>66m<sup>2</sup></b>
Balcony	<b>Yes</b>	Garage	<b>Yes</b>
Kitchen	<b>Separate</b>	Bedrooms	<b>3</b>
Bathrooms	<b>3</b>	Furniture	<b>Fully</b>

Modern and bright semi-detached house for sale in the Chinguaro residential area in Güímar, a very quiet residential area with excellent weather all year round and excellent connections to the southern motorway and Santa Cruz. A solid, comfortable and functional home, perfect for families looking for space, quality of life and all amenities close at hand.

#### General description

- Modern semi-detached house located in the Chinguaro residential area, one of the most promising residential enclaves in the municipality of Güímar, known for its mild climate and family atmosphere.
- Very bright property with large windows that allow natural light to flood into all rooms, creating a feeling of space and well-being in every corner.
- Sold fully furnished and equipped, ready to move into without the need for renovations or additional investment.

#### Layout of the property

- The property is currently distributed over 2 floors, with the great advantage of having a ground floor of approximately 100 m<sup>2</sup>, with more than 3 metres of height, with the possibility of adapting it to your needs (leisure area, more bedrooms, gym, storage room, etc.).
- On the first floor there is a cosy front patio with a parking space and an automated sliding door, a fully equipped separate kitchen, a spacious living room with access to a terrace, a bathroom with a shower tray and an auxiliary room ideal as an office, games room or additional bedroom.
- On the second floor there are 3 bedrooms, one of which is currently fitted out as a dressing room/laundry room for added convenience, with the possibility of easily converting it into a bedroom, as well as 2 full bathrooms, one of which is en-suite within the master bedroom.

#### Comfort, efficiency and amenities

- A well-maintained property with a cosy and practical feel, designed with the daily comfort of all family members in mind.
- Air conditioning on the upper floor and pre-installation in all bedrooms and the living room, allowing you to adjust the temperature to your liking at any time of year.
- Prepared for the installation of solar panels and a battery system, as well as a reserve water

tank located on the roof, an extra advantage in terms of autonomy and efficiency.

Surroundings and services

- Located in a pleasant, quiet and rapidly growing area, with constant revaluation of properties in the area.
- Less than 2 minutes away you will find all the services you need for your daily life: supermarkets, pharmacy, shops, bank, cafés, schools, swimming pool, health centre and other basic services.

- Very good connection to the TF-1 motorway, allowing quick access to both Santa Cruz and the south of the island, as well as easy communication with other nearby towns.

A home ready to enjoy

- This semi-detached villa stands out for its brightness, its functional layout and its ample possibilities for extension thanks to the usable ground floor.

- A comfortable, modern and versatile home, ideal for those who want to start a new phase in a home that is ready to move into, in a quiet environment with an excellent climate, allowing you to start enjoying the life you deserve from day one.

Property tax (IBI): €220/year.

Year of construction: 2.010.

Asten Realty reference: 9835.



