

Country House In Gran Canaria



Price: 350000 €

Town: Mogan

Zone: Arguineguín, Barranco de Arguineguín

Type: country house

Covered Area: 297 m²

No. bathrooms: 2

No. bedrooms: 4

Property Descriptions

Welcome to your new home! This charming detached house located in the picturesque village of Cercados de Espino, in the Arguineguín Ravine, offers everything you need for comfortable living. The property is in good condition and boasts a generous plot area of 297 m².

Distributed over three floors, the main floor features a large garage with capacity for several vehicles and currently houses a cozy living room next to a fully equipped and functional kitchen. You'll also find a storage room that could be converted into an extra bedroom and a spacious bathroom, and you can enjoy the rear terrace with a dedicated laundry area. Outdoor lovers will appreciate the large grounds adorned with fruit trees and flowers; a true natural oasis!

On the first floor, you can relax in a spacious living room accompanied by another separate, furnished kitchen, ideal for preparing your favorite dishes. There are also three bright bedrooms with direct access to the second bathroom.

Take advantage of sunny days from your private roof terrace equipped with solar panels while enjoying the stunning panoramic views of the mountainous landscape. Additionally, there is the possibility of building another home on this same floor if desired.

Last but not least, the immediate proximity to schools and children's play areas. This isn't just a physical space; it's quality of life waiting for you!

***Property Viewings*:** All those interested in viewing the property must present a valid ID, such as a DNI, NIE (National Identity Document), or passport, before the viewing. Additionally, they will be required to sign a viewing sheet upon entering the property.

Additional information:

- Use of the property will always be subject to current legislation.
- The sale price does not include taxes or purchase expenses, such as the Property Transfer Tax (6.5% or 1% for the first time, plus the corresponding IGIC (Income Tax) in the latter case), Property Registry, notary, and agency fees.
- Property information is subject to possible errors and unintentional changes.









