

# Country House In Gran Canaria



Price: **255000 €**

Town: **Santa Lucia De Tirajana**

Zone: **Orilla baja**

Type: **country house**

Covered Area: **190 m<sup>2</sup>**

No. bathrooms: **1**

No. bedrooms: **3**

## Property Descriptions

Our agency offers for sale a fully renovated single-story house located in the heart of the lower shore in a quiet area with sea views and close to amenities.

It features a sunny terrace that enjoys panoramic views of the sea and the Santa Lucía ravine for much of the day. Ideal for al fresco dining, sunbathing, and enjoying memorable sunsets. It also boasts a practical semi-covered terrace, perfect for use as a barbecue area or for family gatherings. A useful storage room or utility room is ideal for storing tools, beach gear, or seasonal items, helping to keep the house tidy.

The interior of the house is distributed on a single floor, offering comfort and a very functional layout. The living room is the central space of the house, bathed in natural light from its windows. It is a perfect place to relax with a warm and inviting atmosphere. The separate kitchen is ready for cooking from day one. It has ample storage space and a practical layout. The house has two generously sized main bedrooms, both exterior-facing and very bright. An additional room that can currently serve as an office, playroom, or guest room, with the real possibility of easily converting it into a third bedroom if needed. And finally, a complete, well-maintained, and functional bathroom. It is being sold partially furnished.

The rooftop not only offers additional space with potential (for example, for a chill-out area), but is also equipped with solar panels that guarantee significant energy savings and a more sustainable home.

The property has a permanent and private driveway at the entrance, ensuring direct and convenient vehicle access from the street to the property.

Just a few minutes from the doorstep, you will have access to everything you need for daily life, including supermarkets, pharmacies, medical centers, banks, and local shops, ensuring a comfortable lifestyle.

**\*Property Viewings\*:** All those interested in viewing the property must present a valid identification document, such as a national identity card, foreign resident card, or passport, before the visit. They will also be required to sign a visitor log upon entering the property.

Additional information:

- Use of the property will always be subject to current legislation.
- Legal Information: The Retail Price (PVP) does not include taxes or closing costs, which legally correspond to the buyer and are estimated at an additional 8% to 10%. These costs include Property Transfer Tax (ITP at 6.5% general rate, subject to exceptions) for resale properties, or IGIC (7%) and Stamp Duty (AJD at 1%) for new builds, as well as Notary and Land Registry fees (approx. 0.3% - 0.8%) and administrative handling. The taxable base will be calculated on the highest value between the sale price, bank appraisal, or cadastral reference value. Financing costs (appraisal and bank fees) are the buyer's responsibility based on their choice, while real estate brokerage fees are included in the price and paid by the seller. The transaction is subject to the seller's express acceptance, and full legal documentation is available to the consumer upon request.
- Information about the property is subject to possible errors and unintentional changes.









