



Gestión 40 Inmobiliaria

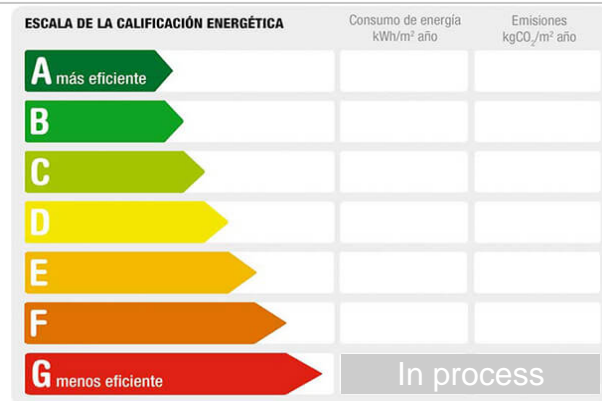
Calle El Nazareno, Edif Sol I, Local 2
Los Realejos

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Reference: **543-543**
Property type: House
Sale/rent: For sale
Price: **290.000 €**
Condition: Originally



Address: Domínguez Alfonso
Town: La Orotava
Province: Tenerife
Postal code: 38300
Zone: Centro



Sqm built: 135 **Plot sq.meters:** 200 **Hot water:** individual
Sqm terrace: 65 **Terraces:** 2 **Bedrooms:** 4
Orientation: north **Bathrooms:** 1 **Antiquity:** more than 30 years
Toilets: 2 **Outward/Inward:** outward

Description:

Single-storey Canarian house with 65m² patio and commercial space in La Orotava

Discover this architectural gem in the heart of La Orotava, an authentic Canarian terraced house that combines traditional charm with unlimited future potential. This property is not just a home, it is a single-storey blank canvas waiting for you to bring your life or business project to life.

The property is built around a spectacular private interior patio of approximately 65m². This space is the true heart of the house, flooding all the rooms with natural light and offering an oasis of peace and privacy. It is the perfect place to create a garden, a relaxation area or an outdoor meeting place.

Unique Versatility: Home and Office in One.

The layout of this house makes it unique. In addition to its comfortable residential configuration, it offers a perfect solution for professionals who wish to combine their work with family life.

One of its spaces (ideal as an office, consultation room or study) has:

A completely separate entrance from the street.

A private toilet.

A small loft or mezzanine for storage.

This feature allows you to run a business open to the public without invading the privacy of your home.

Layout and Growth Potential.

The property, which requires updating, is currently laid out as follows:

Main living room

Separate kitchen

4 bedrooms

1 full bathroom

2 toilets (one of them in the professional area)

Its potential does not end on the ground floor. The property has a partially accessible roof terrace and, more importantly, the possibility of building a second floor (subject to urban planning regulations). This doubles the property's potential, either to extend the main dwelling or to develop a separate investment (such as a university residence, given its size).

(Note: The property does not have a garage).

This is an exceptional opportunity for investors with vision or for families looking for a project to personalise down to the last detail. It awaits you with open arms so you can see all its possibilities for yourself.

Contact us for more information and to arrange a viewing.