

## country house for sale San Bartolomé De Tirajana, Área Sur



In the Pasito Blanco campsite, there is a unique property that stands out for its spaciousness, orientation, and efficient use of space. It consists of two joined plots, with a total area of 153m<sup>2</sup>. The property retains a well-maintained fixed caravan, equipped with three bedrooms, a full bathroom, and a living area. The space beneath the caravan has been used for storage, adding a practical solution without occupying outdoor space.~~One of its most notable features is the tongue-and-groove wooden roof that covers the entire plot. This provides consistent shade throughout the day and adds warmth and character to the space. An outdoor kitchen and an additional bathroom have been set up to make the most of the outdoor living style.~~There is also a separate bedroom with an en-suite bathroom, offering extra privacy, whether for personal use or guests.~~Access is convenient thanks to a garage with space for two vehicles, connected to the property via an internal staircase. Being a corner plot with south-facing orientation, it enjoys natural light and ventilation throughout the day. The large outdoor area is ideal for relaxing, dining, or simply enjoying the southern Gran Canaria climate.~~###Distribution~The plot has a fixed caravan with 3 bedrooms, a bathroom, and a living room. It also has a separate kitchen, a bathroom, and a bedroom with bathroom en suite. Garage on the first floor.~~Approximate area: fixed caravan of 20 m<sup>2</sup>, bathroom and outside kitchen of 9 m<sup>2</sup> + bedroom and bathroom of 16 m<sup>2</sup>. Garage of 42 m<sup>2</sup>. Plot of 153 m<sup>2</sup>.~~###Legal notice~Rustic plot of 153 m<sup>2</sup>. Includes a caravan and other elements not officially registered as constructions.~~No buildings are legally recognized in the property registry or planning records. Due to its rural classification, it is not mortgage-eligible, and any use or changes may require authorization.~~Buyers are advised to verify the urban and legal status with a technician or the local council.~~The published floor plan should be considered as an orientative sketch, not as an exact reflection of the physical reality of the property, and there may be inaccuracies in the layout of the plan and in the measurements.~~Price does not include taxes and purchase costs. The most important are: Transfer tax (6.5%), as well as notary, land registry and agency fees. Generally we should calculate here 8-10% of the price, although we will give you a detailed estimate for each specific property you are interested in.

### property details

Spanishestate id:

**6233215**

### contact

real estate agent:

**Cardenas Inmobiliaria**

reference::	<b>05952-CA</b>	name:	<b>Lucy Evans</b>
close to/ located:	<b>San Bartolomé De Tirajana</b>	spreekt:	<b>not available</b>
region:	<b>Área Sur</b>	telefoon:	<b>+34928150650</b>
property type:	<b>country house</b>		
rooms:	<b>4</b>		
property surface:	<b>87 m2</b>		
surface plot:	<b>153 m2</b>		
price:	<b>€ 210.000</b>		