

Ref: 3395

RESERVED



**Tias** 4 3 **Built:** 420 sq m **Plot:** 1300 sq m

**\*\*Charming South-Facing Villa in Tias - A Perfect Family Retreat\*\*** Discover this stunning 4-bedroom detached villa, perfectly situated on a generous 1300m<sup>2</sup> plot in the tranquil area of Tias. This exquisite property offers an unparalleled blend of luxury and comfort, featuring fantastic private outdoor spaces, including a heated pool and a dining area with a built-in BBQ, ideal for entertaining family and friends. Spanning three levels, the entry level welcomes you with a spacious lounge, dining room, fully fitted kitchen, utility room, and two bedrooms equipped with built-in wardrobes. Enjoy the convenience of two bathrooms on this level, one of which is ensuite. The top level offers two additional bedrooms, one currently serving as a home office, and a bathroom. The basement level provides.....

**Price:** **650.000€**

Public Notary Fee: €1000

Land Registry Fee: €800

Government transfer tax at 6.5%:

Annual Property Rates: €577

**Roper**  
Properties

Estate Agents  
Since 1984

info@roper.properties.com  
www.roperpropertieslanzarote.com

**+34 928 51 02 31**  
Call for appointment