

## Large property in very good location below Puntagorda with fantastic sea views

Pino de la Virgen C- 3016



The location of the finca is already something special, even on our island, where there are many, very beautiful residential locations: absolutely quiet on the edge of a deep canyon with fantastic sea views. The few neighbours are also peace-loving and hardly visible - so this property is ideal for people who are simply looking for peace and silence, maybe want to work a little in the garden, grow their own fruit and vegetables or enjoy the freedom on horseback.

On the property there is a large residential house (approx. 150 m<sup>2</sup> floor space), a very large garage (approx. 70 m<sup>2</sup> floor space), which is also prepared for conversion into a separate guest house, a small guest studio (approx. 30 m<sup>2</sup>) under a dragon tree, two workshops (approx. 50 and 30 m<sup>2</sup> floor space) a horse stable with feeding chamber (approx. 80 m<sup>2</sup>) as well as a riding arena and fruit tree terrace.

The house has a very large, L-shaped conservatory (but with a fixed roof to prevent it from becoming an oven in summer) with a wonderful view of the Atlantic and the own garden with palm and dragon trees. From the conservatory (which is actually more like the living room) you enter the spacious dining kitchen, which is equipped with a fitted kitchen. From there you enter the large master bedroom with its own external door and a small hallway that leads to the bathroom and two small bedrooms or study rooms. A technical and utility room for the washing machine and the hot water boiler or gas flow heater is accessible from the back of the house. The house is surrounded by a large, tiled terrace, so that you can find a place in the sun or shade at any time of the year or day. However, the terrace is a bit outdated and could use some renovation.

Directly next to the residential house is a very large garage, which is prepared for conversion into a separate guest house, i.e. the garage

usable area	410 m <sup>2</sup>
built surface area	180 m <sup>2</sup>
plot area	4.365 m <sup>2</sup>

altitude	620 m
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bedrooms	3
bathroom	1
studio	1
utility room	1
storage	1
wintergarden	1
workshops	2
kitchen with dining area	1
stable	2

built-in kitchen
shower
daylight bathroom
partly furnished
parking space
garage
carport
fruit-tree population
terrace

<b>price</b>	<b>365.000 €</b>
plus brokerage	3 %

### Location

Very quiet on the lower edge of the village of Puntagorda at 620 m above sea level. Distance to the centre of the village with many shopping and school facilities as well as bars and restaurants approx. 1 km, to the next bathing possibility in the so-called "Puerto de Puntagorda" (please only swim there in summer!) approx. 6 km, to the sandy beach with marina of Tzacorte approx. 26 km, to the secret island capital Los Llanos with all shopping and school facilities approx. 30 km, to the

also has beautiful sea views, windows that can be shaded from the outside, the appropriate room size and height. A small technical chamber accommodates the PV technology (inverter, charge controller and batteries as well as control cabinet).

The roof was completely covered with solar panels, so that the finca is completely self-sufficient in electricity, but for safety's sake there is still a connection to the public electricity grid, which is not needed in normal operation. In case of a change of use, there is already a separate carport, so that the car does not have to be parked in the sun.

Under a large, Canarian date palm and an impressive dragon tree, there is another small studio with a wonderful panoramic view of the gorge and the sea.

On the northern side of the garage there is a workshop as well as a permanently roofed workshop area where all the work that might occur on such a finca can be carried out. Adjacent to this is a stable area with a feed chamber and riding arena.

Above the riding arena, fruit trees have been planted so that you can harvest a lot of fruit from the garden yourself in the future.

The house is overall in a proper condition, but would certainly not be averse to modernisation.

The access is via a well paved side road as well as a private, concrete driveway.

The garden is irrigated automatically, for garden irrigation and as drinking water Minaderos share water is available with a quantity of approx. 1,3 litres/minute. This water share is included in the purchase price. The house is connected to the public telephone network, currently there is an internet connection with 10 Mbit/min.

international airport approx. 60 km and to the next nuclear power station approx. 1.660 km.

### **Development**

photovoltaic system

water shares

conventional telephone network

internet access

marble heating system

stove heating











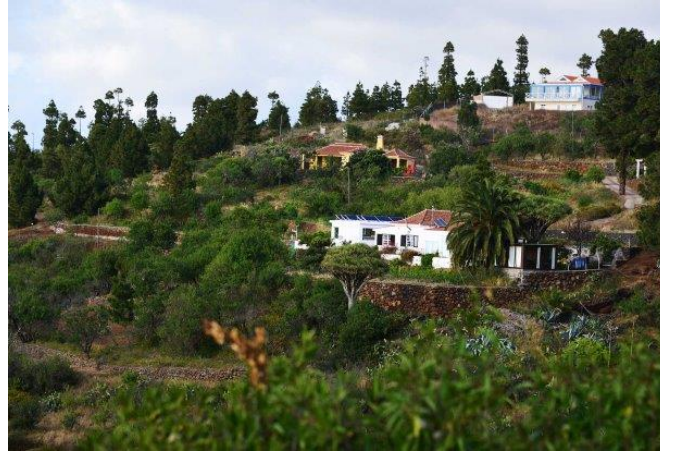








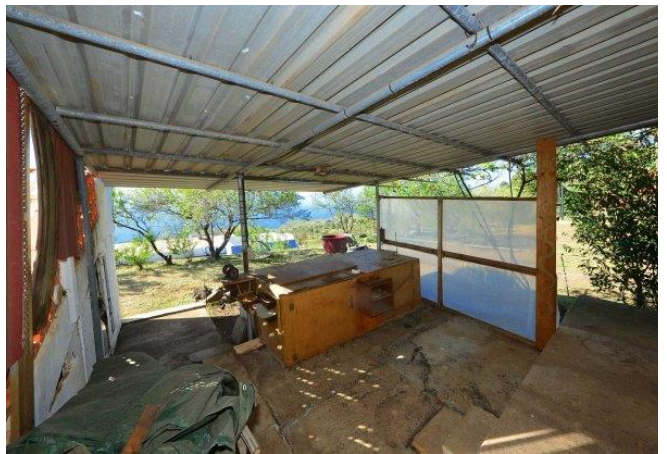




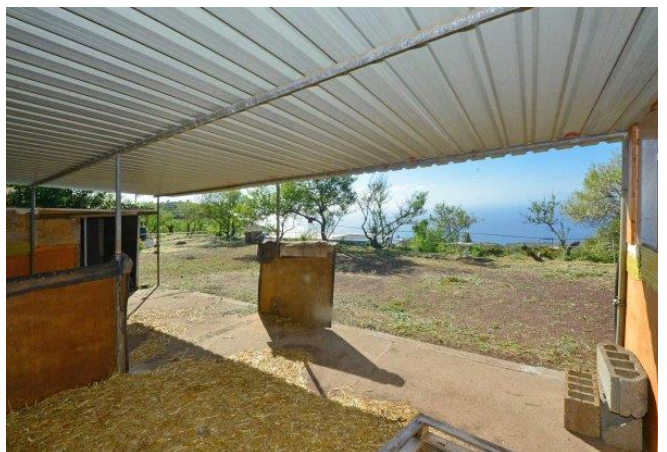
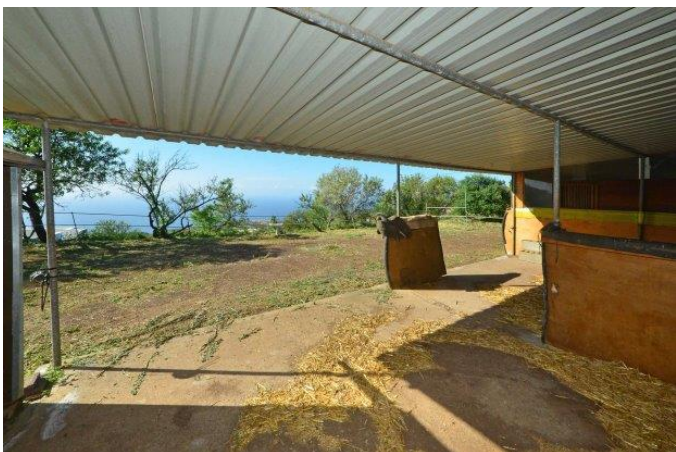
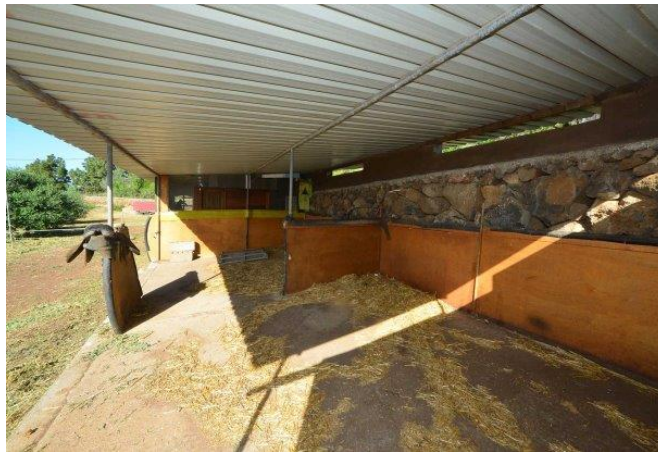




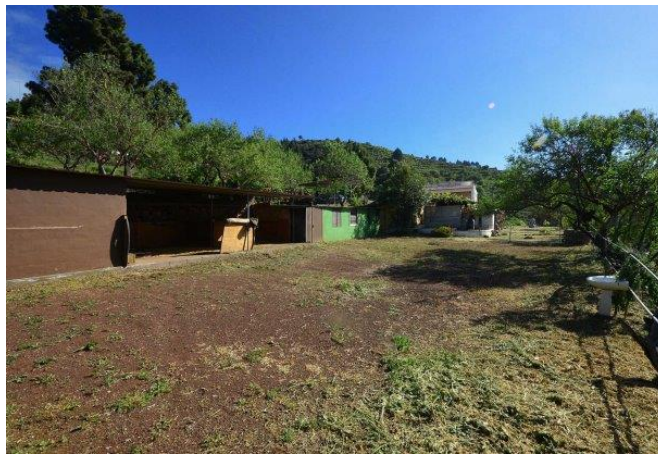
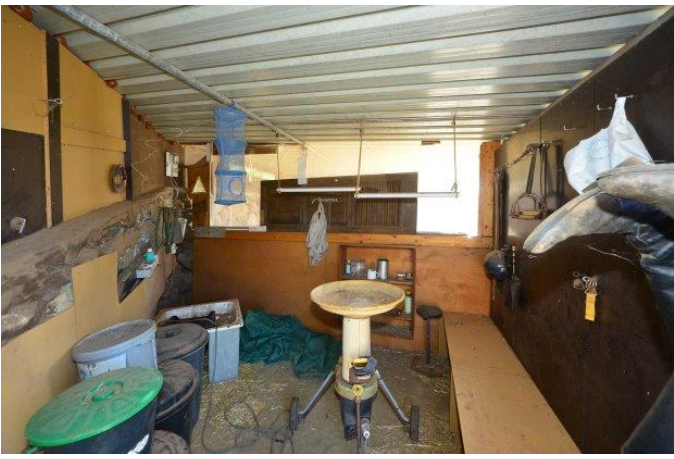




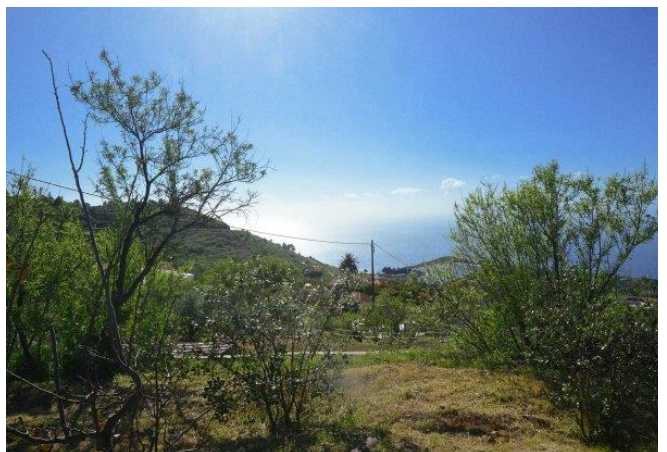
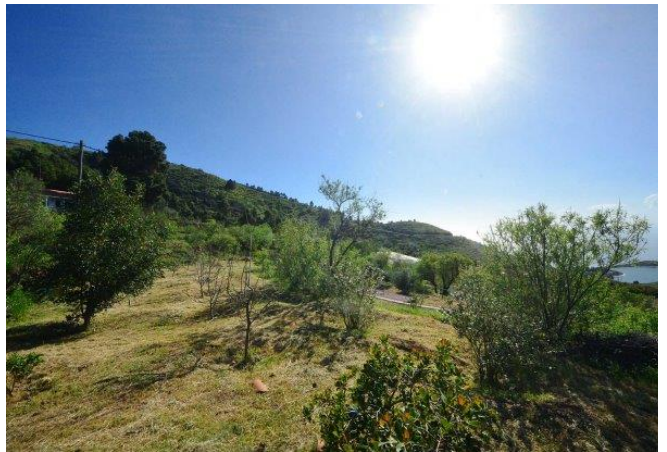




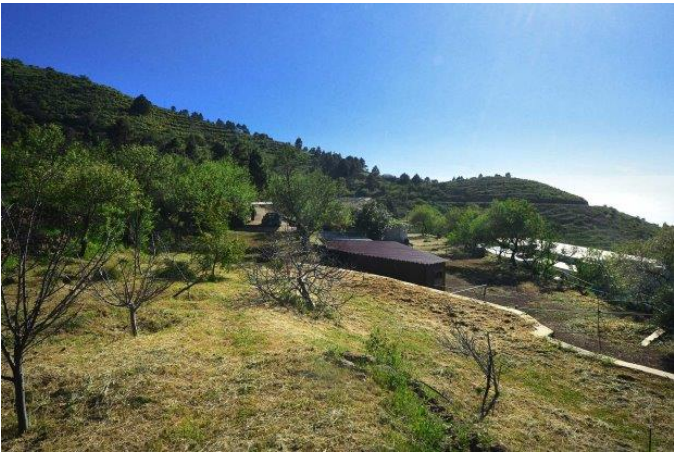














## General terms and conditions

1. Scope of activities: Mediation of properties to purchase or rent.
2. Fee: The brokerage fee falls due if a contract of purchase, a lease contract or a pre-contract comes off because of our mediation. A commission claim occurs also when the parties to a contract come in to direct conference because of our activities. We can be subject to commission from both parties.
3. Fee amount: With mediation of real estates, plots of land, flats or business establishments 3% of the actual purchase price (minimum 1.800 €) + I.G.I.C. (Canarian tax) is to compound. With conclusion of a pre-contract 2/3 of the brokerage falls due, the remaining 1/3 falls due with notarisation.  
By conclusion of a limited rental agreement with a period of tenancy to 10 months, landlords and tenants are commissionable with 10% of the whole net rent.  
By conclusion of a permanent rental agreement with a period of tenancy more than 11 months, landlords and tenants are commissionable, each with one net monthly rent.
4. Due date: The respective commission payment falls due with conclusion of contract. Payments different to this are subject to an agreement in writing.
5. Proviso: All bids, sizes and prices are based on the instructions of the supplier to the best knowledge and belief and without compromise and under the proviso of error. The agent takes no responsibility its accuracy.
6. Acceptance of the general terms and conditions: With acceptance of our offers, that is to say, our office services as also with an issuance of a purchase of intermediation the client accept these general terms and conditions.
7. Confidentiality: Buyer and seller are urged to keep all their known contact details in confidence and not to give to third party.
8. Scale of business: Our due includes activities around the transaction of the purchase or letting of properties from the mediation up to the signing at the notary. Incidental external charges or fees from public authorities, lawyer, architects, notary and so on must be paid by the seller or buyer.
9. Court of jurisdiction 38760 Los Llanos de Aridane, Spain. Applicable law is the law of the kingdom Spain.



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