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Villa in excellent construction quality in first occupancy in El Paso

El Barrial C- 3258

living area	97 m²
built surface area	123 m²
plot area	1.655 m²
altitude	865 m
rooms	4
kitchen living	1
bedrooms	3
bathrooms	2
dressing room	1
hallway	1

shower
daylight bathroom
not furnished
bright rooms
parking space
terrace

price	**420.000 €**
plus brokerage	3 %

The villa was completed in 2021, but has not yet been used. The German builder attached great importance to good quality according to German building standards, which you will encounter at every turn in the house: The walls were constructed from 30 cm thick Termoarcilla, comparable to the German Poroton brick, the windows and exterior doors are fitted with well-insulating windows and large pane spacing as well as electric shutters, the ceiling and floor are thermally insulated, and an additional air space in the roofs helps to provide excellent insulation. Although neither heating nor cooling will be necessary all year round due to the good construction, the installation of heat pumps in the bedrooms and living rooms is planned.
Although the design of the building is strongly orientated towards the classic Palmerian style with slightly offset structures and individual hipped roofs, the interior has a modern, spacious and bright floor plan that also meets mainland European living requirements. As is customary in the Canary Islands, you enter the very spacious and light-flooded living/dining kitchen. This has two further glass doors to the outside, so that the path with the coffee or tea cup to the east terrace for breakfast in the first morning sun or with the glass of water to the south terrace is always short. A small hallway leads to a study and two bedrooms, as well as a 'public' bathroom with a large walk-in shower. The master bedroom has its own bathroom on suite with a large walk-in shower and a dressing room with its own external door.
Around the villa, spacious terraces and walkways were laid out with Solnhofer sandstone, which is extremely popular on La Palma due to its light colour: it does not get hot even in strong sunlight and can therefore be enjoyed barefoot all year round. The area surrounding

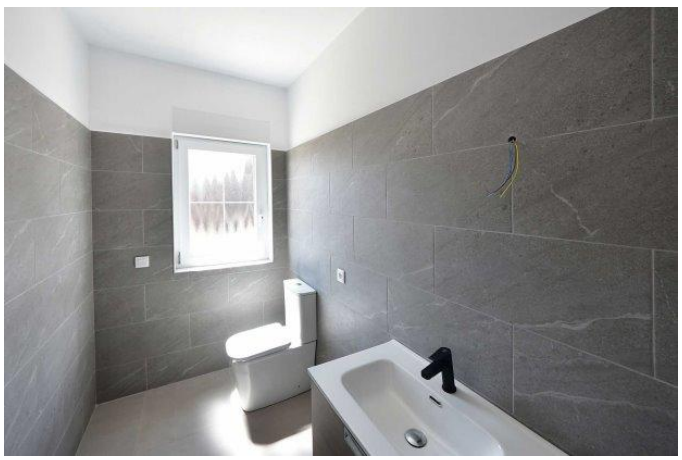
Location

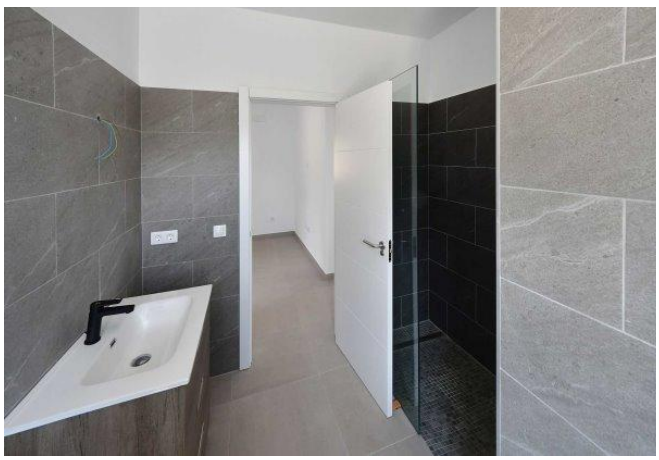
On the edge of the El Barrial district of El Paso in a very quiet location with beautiful views of the Cumbra Nueva mountains, the famous Cloud Falls and the Atlantic Ocean at 865 metres above sea level. Distance to the nearest grocery shop 550 m, to the nearest school approx. 1.2 km, to the centre of El Paso with all shopping and school facilities approx. 3.5 km, to the local capital Los Llanos de Aridane approx. 9 km, to the sandy beach with marina of Tazacorte approx. 15 km, to the international airport approx. 21 km and to the nearest nuclear power station approx. 1.660 km.

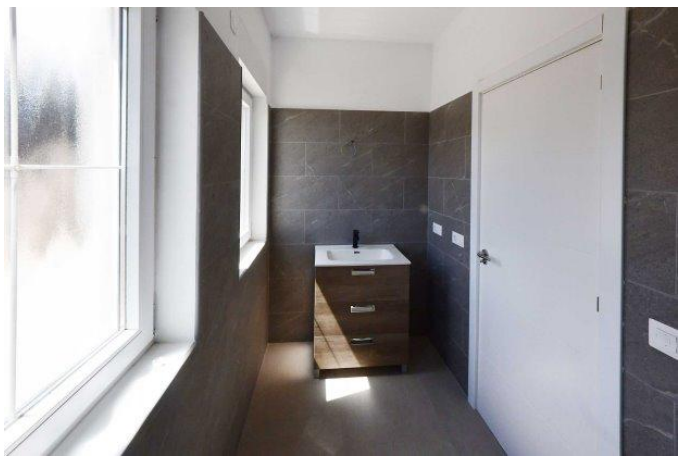
Development

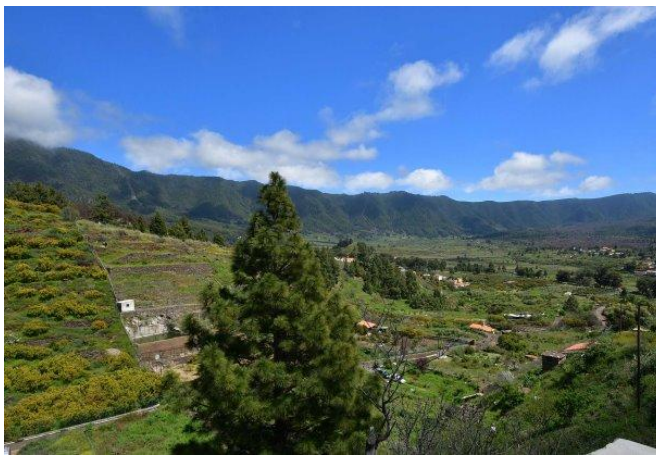
electric grid
town water

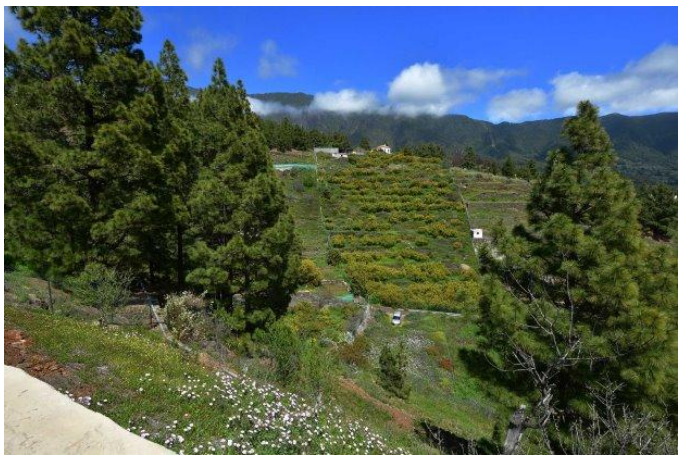
the house has been landscaped with gravel for easy maintenance, as there is another terrace as a car park, on which a carport could be erected, and a further flat area further down as a future orchard. This garden terrace has its own driveway with parking area so that, for example, garden waste can also be taken away by external service providers without having to enter the property.
The property is accessed via a good tarmac public road and is of course connected to the public electricity and drinking water network. The domestic hot water is heated by a solar thermal system. An internet connection has not yet been installed, but can be set up quickly and easily.
As this is a first-time occupancy, the property can be taken over at any time and is offered unfurnished.

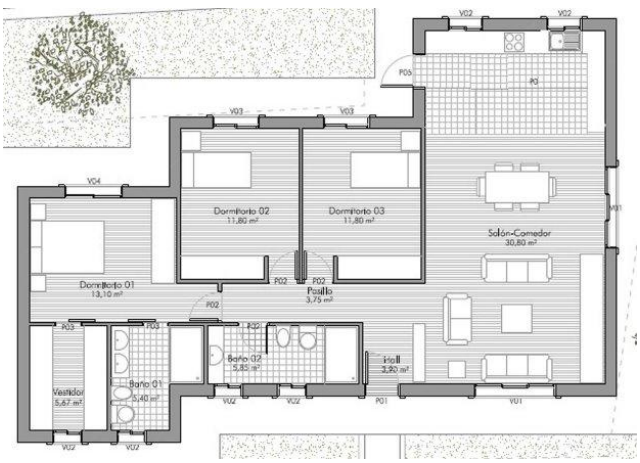


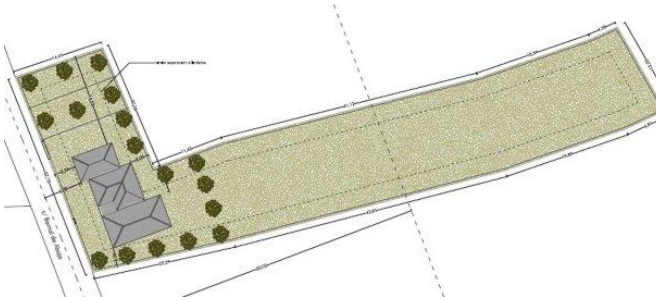









Dormitorio 02
11,80 m²
Dormitorio 03
11,80 m²
Salón-Comedor
30,80 m²
Dormitorio 01
13,10 m²
Pasillo
3,75 m²
Baño 02
5,85 m²
Vestíbulo
5,67 m²
Baño 01
5,40 m²
Hall
3,20 m²



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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