

Spacious, Canarian-built finca with pool and very beautiful sea view in Mazo

La Rosa

C- 3462



The property was built in 1994 in Canarian style and accommodates on the ground floor a large living room, a well-equipped kitchen with separate pantry, two bedrooms, a study or bedroom, two bathrooms, a large utility room and a hallway. The L-shaped angled bungalow has been complemented with an equally L-shaped, spacious and covered terrace, which offers plenty of space for relaxing, barbecues and more.

Adjoining this terrace is a lawn and the pool area. From the terrace, the living room, the kitchen and the pool area you can enjoy the wonderful view of the Atlantic Ocean and Europe's highest mountain, the Teide on Tenerife, as well as the neighbouring island of La Gomera.

The utility room is directly connected to a covered west terrace, the ideal place for laundry-friendly open-air drying in the shade.

Next to the pool is a beautifully designed outdoor shower and a small workshop building, also built in Canarian style.

In the semi-basement, a garage and a so-called bodega with vaulted ceilings made of hand-hewn blue basalt were built, but it can also serve as a hobby or storage room.

You can also drive behind the house with your car, so that you can reach the living area on the ground floor at ground level.

The garden has been terraced and planted mainly with avocado and other fruit trees.

The property is accessed via a public, well asphalted side road and is of course connected to the public electricity and drinking water network. For the irrigation of the garden, a so-called water share is available, with which approx. 5-6 m³ are drawn every 13 days. This water share is included in the purchase price. Additional garden water can be purchased as needed. For the internet connection fibre optic is

built surface area	278 m ²
plot area	2.529 m ²

altitude	430 m
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rooms	4
living-room	1
kitchen	1
bedrooms	3
bathrooms	2
utility room	1
workshop	1
pantry	1

pool
built-in kitchen
bathtub
daylight bathroom
partly furnished
parking space
garage
old tree population
fruit-tree population
roofed terrace
Separate workshop building

price	450.000 €
plus brokerage	3 %

Location

In the district La Rosa of the village Mazo at only 430 m above sea level very quiet with wonderful sea view. Distance to the centre of the village with shopping and school possibilities about 3 km, to the international airport about 5 km, to the sandy beach of Los Cancajos about 7 km, to the capital of the island Santa Cruz de La Palma about 12 km and to the next nuclear power station about 1.660 km.

Development

possible.

For cooler days there is a fireplace with glass doors or a stove, as well as 2 infrared wall heaters.

The finca is completely enclosed, so it can also be used by dog lovers without any changes. The access gate can be opened electrically by remote control.

The property can be taken over at short notice, as well as a VW car with the sale of the finca.

electric grid

town water

SAT-TV

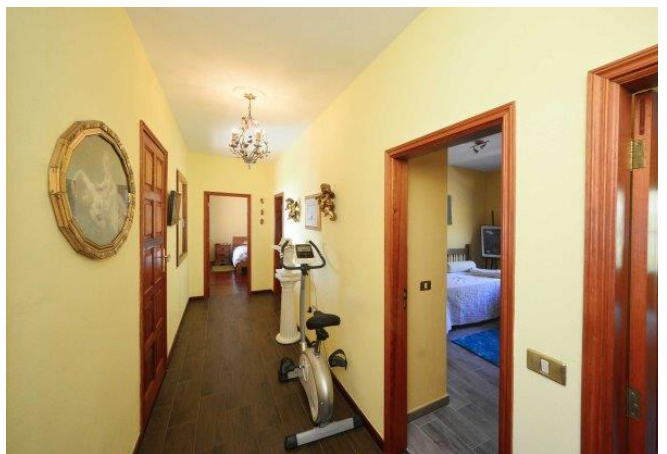
chimney with glass doors

wood-burning fireplace inserts







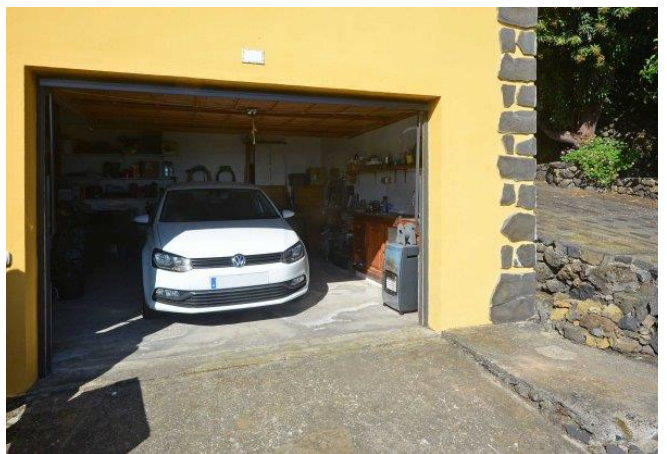


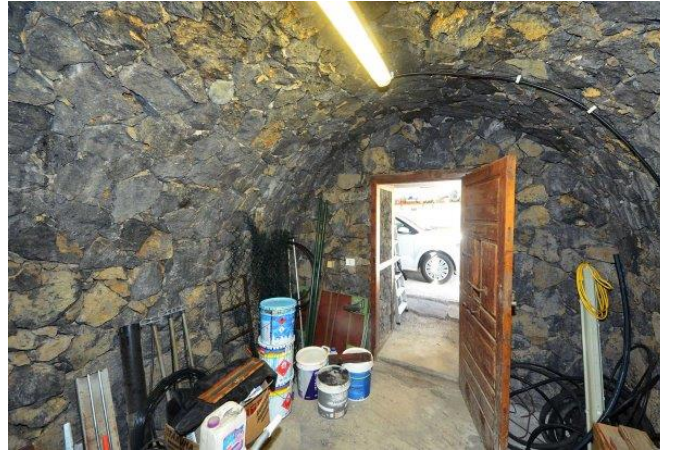
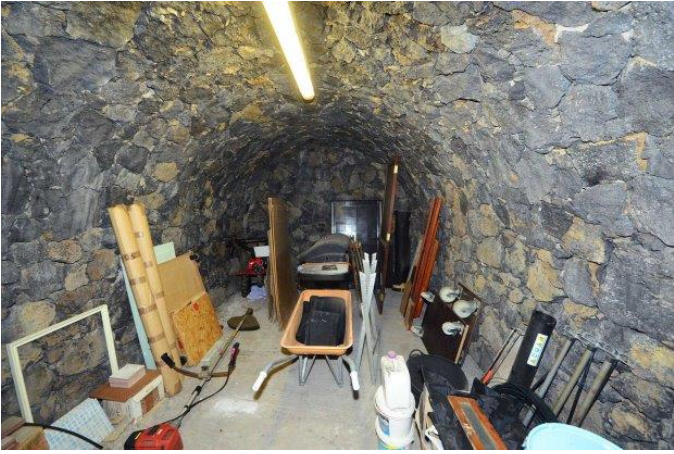


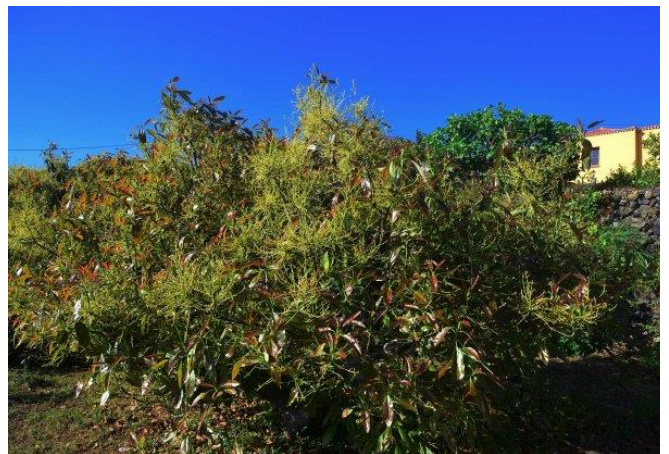














General terms and conditions

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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