

Very large organic finca in an almost isolated location with magnificent sea views and separate guest house

Garafía

C- 3483



If you are looking for absolute tranquillity and are close to nature, you will love this finca just above Santo Domingo. Even the approach from the historic centre of the village along a large ravine through the wild and romantic landscape of the northwest is a nature experience. The park-like property (approx. 12.000 m²) with many native and exotic trees (Among others, almond, avocado, orange, pink grapefruit, lemon, mango, papaya, mandarin, apple (different varieties), pear, cherry, canary cherry, fig (white and red), loquat, custard apple, feijoa, pomegranate, grape, cucumber (melon pear), blackberry, elderberry, hazelnut, kiwi, peach, nectarine, physalis, sharon (persimmon), pecan, sapote lucuma, white spote, carob, macadamia, true guava, strawberry guava, nasturtium, prickly pear, banana, quince, paprika, moringa, tamarillo, philodendron, tree aloe, aloe vera, sugar cane...), terraces, viewing points and lawns is reminding of a botanical garden with high recreational value. At the foot of a south-facing slope, you will find a multitude of well-bearing fruit trees that transform the reflective heat of the rock face into sweet fruit dreams. You enter the main house (approx. 153 m² floor space) through an elongated, conservatory-like room that is consistently oriented towards the magnificent view. It leads into a semi-open kitchen with a wood-burning oven and a lowered cooker in a Canarian ambience that invites you to be creative. The separate living room with its Canarian roof truss made of teak wood not only radiates Canarian cosiness, but was also additionally lit by a skylight to meet northern European standards, as are the bedroom and the luxuriously equipped bathroom. Since the very large conservatory-like room is also used primarily as a living room, the actual living room can also be used very well as a very large, second bedroom or children's room. In

built surface area	217 m ²
plot area	5.520 m ²
altitude	550 m
rooms	6
living-room	1
kitchen	1
kitchen living	1
bedrooms	2
bathrooms	2
utility room	1
wintergarden	1
workshop	1
pantry	1
laundry	1

built-in kitchen
bathtub
shower
daylight bathroom
partly furnished
seperate guest area
bright rooms
parking space
old tree population
fruit-tree population
roofed terrace
shed
terrace

price	587.000 €
plus brokerage	3 %

Location

Just above the village of Santo Domingo in a wonderfully quiet location at only 550 m above sea level. Distance to the village centre with some shopping and school facilities approx. 1 km, to the seaside resort of Fajana approx. 36 km,

all rooms, not only a historical building fabric was treated respectfully, but a tasteful and valuable ambience was created through particularly high-quality solid wood and natural stone work. The conservatory merges into a covered terrace, further terraces were created around the house, some with very elaborate natural stone walls, to provide spectacular views over the glen, the village and the sea. Nestled slightly apart in its own private ambience is the guest house (64 m² floor space), which also meets high demands. In the spacious, very well equipped kitchen-living room, the round brick wood-burning stove is the eye-catcher, the large, high-quality furnished bedroom, the extremely comfortably equipped natural stone luxury bathroom and the large terrace as well as a small utility room with guest toilet and shower complete the offer for the guests.

On the extensive grounds there is also a chicken coop and another large storage room with a covered outdoor area that serves as a well-equipped workshop.

The plot is designated as an agricultural settlement area (Asentamiento Agrícola) in the land use plan, so extensions or the addition of tourist buildings could be authorised if necessary. It would also be possible to purchase two neighbouring plots, each of which could be built on with a residential house.

The finca is of course connected to the public electricity and telephone network, there is gallery water (2 water rights) and satellite TV available. The power supply is provided by a powerful solar system with battery storage, so that the mains connection is not absolutely necessary. The garden terraces are served by durable galvanised steel water pipes. The property is accessible via a historically paved public road.

to the sandy beach and sports boat harbour of Tzacorte approx. 44 km, to the capital Santa Cruz de La Palma approx. 58 km, to the international airport approx. 64 km and to the nearest nuclear power station approx. 1.660 km.

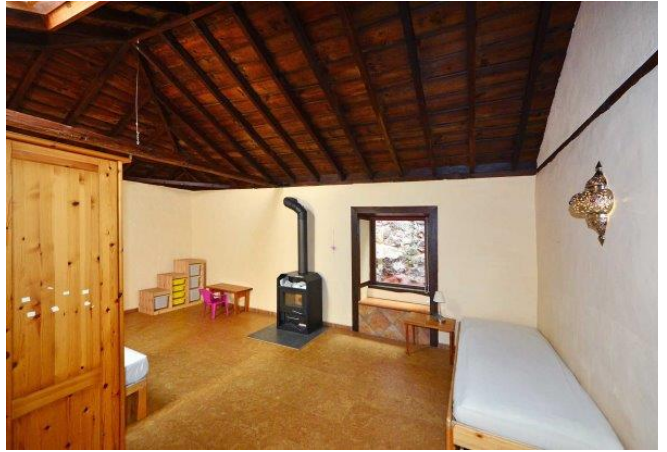
Development

photovoltaic system
electric grid
water shares
conventional telephone network
internet access
SAT-TV
wood-burning fireplace inserts
tiled stove

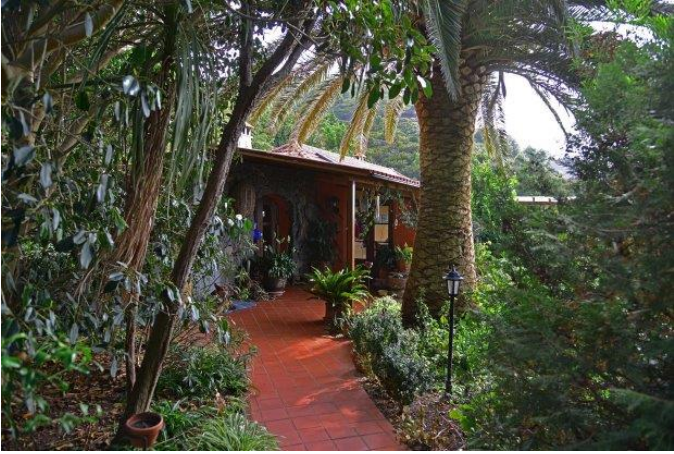








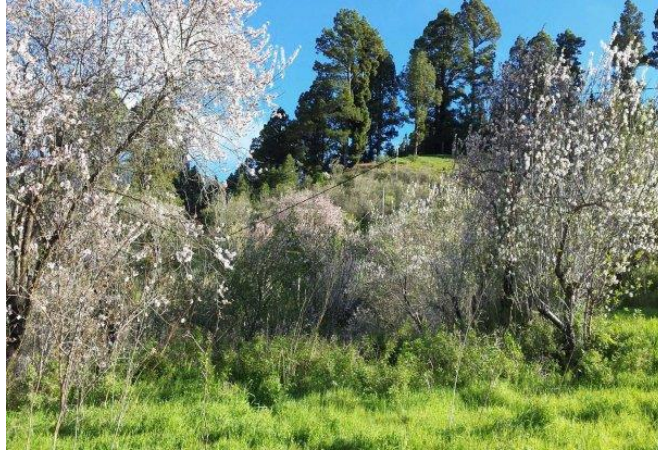


















General terms and conditions

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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