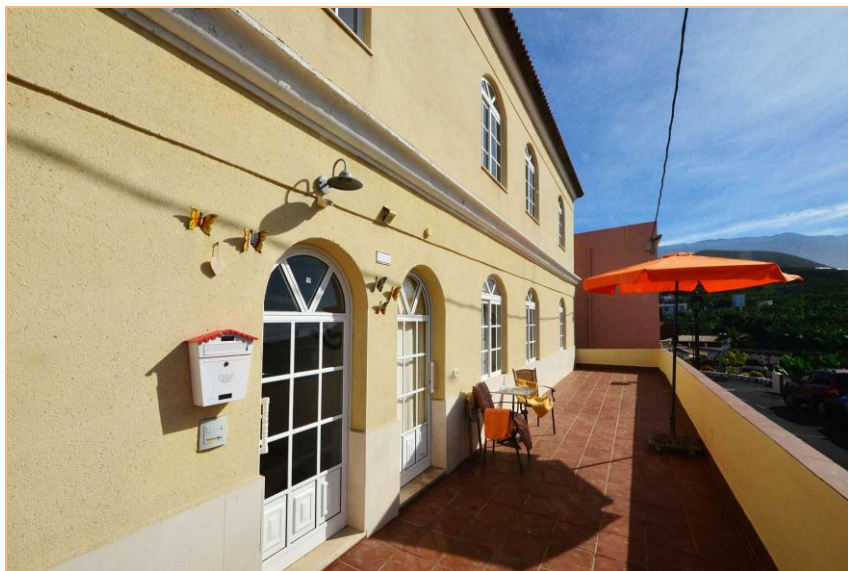


## House with two separate flats, roof terrace and sea view in Tazacorte Pueblo

Marina

C- 3509



Built in 2004, the house is divided into two flats and is situated at only 130 metres above sea level with sea views. Due to the location and the layout, it would also be ideal for tourist rental, a rental licence can easily be obtained. On the ground floor, you enter the spacious kitchen-living room via a west-facing terrace, which also leads to the master bedroom, the daylight bathroom with shower and the study or guest bedroom. A separate entrance and an internal staircase lead to the upper floor, which is divided into a living room, a kitchen with a small storage room, a bedroom, a daylight bathroom with shower and a study or guest bedroom. The staircase also leads via a spacious utility room to a roof terrace with beautiful panoramic views. The approx. 220 m<sup>2</sup> plot includes its own parking space. It is accessible via a well asphalted but little frequented side road and easily accessible by normal car. The house is of course connected to the public electricity and drinking water network, ADSL internet, telephone landline and SAT-TV are available. The house is in good condition.

living area	124 m <sup>2</sup>
built surface area	150 m <sup>2</sup>
plot area	220 m <sup>2</sup>

altitude	130 m
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rooms	6
living-room	1
kitchen	1
kitchen living	1
bedrooms	2
bathrooms	2
studys	2

built-in kitchen  
 shower  
 daylight bathroom  
 well furnished  
 on top terrace  
 terrace

<b>price</b>	<b>350.000 €</b>
plus brokerage	3 %

### Location

At only 130 m above sea level on the edge of Tazacorte Pueblo. Distance to the Plaza of Tazacorte Pueblo approx. 350 m, to the sandy beach with marina of Tazacorte Puerto approx. 3,3 km, to the secret island capital Los Llanos de Aridane with all shopping and school facilities approx. 4,5 km, to the international airport approx. 30 km and to the nearest nuclear power station approx. 1.640 km.

### Development

electric grid  
 town water  
 conventional telephone network  
 internet access  
 SAT-TV



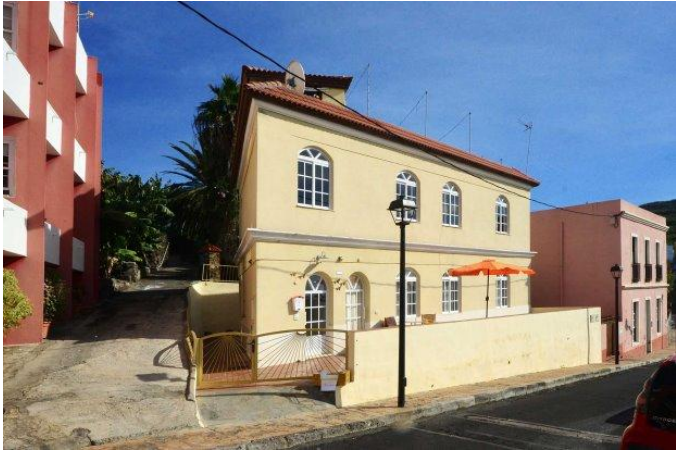












## General terms and conditions

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.



## Angel Immobilien SL

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