

Small vacation house in wonderful natural location in Las Manchas

Las Manchas

C- 3530



The finca is in an absolutely quiet location with a wonderful sea view above the village of Las Manchas. It was built in 2000 and has been modernised, extended and registered as a residential bodega in recent years. Therefore it is in a very good state of maintenance. On the ground floor there is a small kitchen/living room and a large bedroom/study, which was built in the autumn of 2022. On the semi-upper floor, a bathroom with bathtub and separate toilet, which also has an outside access, has been placed so that guests do not have to walk through the house.

On the west and north-west sides, terraces with light-coloured natural stone flooring made of Solenhofer sandstone have been built, so that even in hot weather your feet stay cool. The driveway, car park and access to the house were paved with earth-coloured concrete, as well as a round space that serves for a yurt or as a place for larger family celebrations. It is equipped with a sink and its own toilet.

Two small technical buildings house the washing machine and the technology for the solar system.

The garden has been planted mainly with vines, in keeping with the original use of the area, and a Japanese woolly medlar is already bearing well and providing shade.

Access is via a narrow but well-paved public road. The power supply has been sufficiently rebuilt in an environmentally friendly way with a self-sufficient PV system with a generator output of 2,5 kWp, lithium batteries of 7 kWh capacity and an inverter continuous output of 2,4 kW (5.5 kWp). For emergencies (which have not yet occurred), a very quiet diesel emergency generator was installed that would start automatically if the batteries no longer had enough capacity.

usable area	63 m ²
built surface area	59 m ²
plot area	2.101 m ²

altitude	690 m
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rooms	2
kitchen living	1
bedrooms	1
bathroom	1
seperate WC	1
utility room	1
engeneering room	1

built-in kitchen
bathtub
daylight bathroom
not furnished
bright rooms
parking space
terrace

price	198.000 €
plus brokerage	3 %

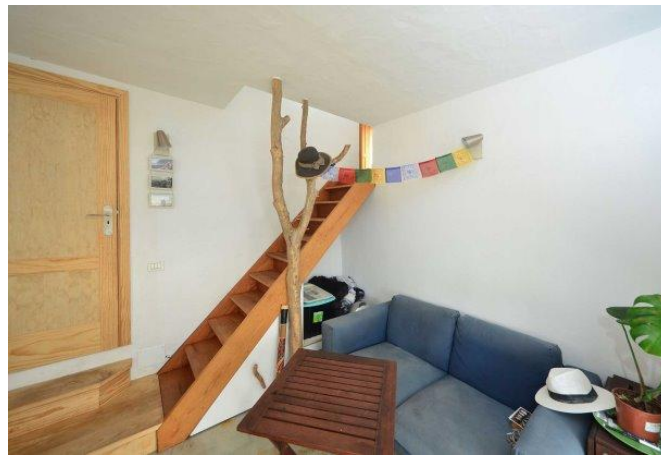
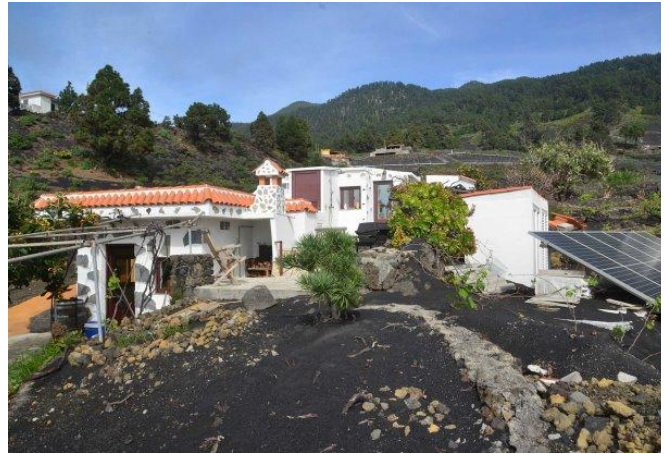
Location

Very quiet above and slightly south of the village of Las Manchas in the vineyards at 690 m above sea level with wonderful sea views and few, more distant neighbours. Distance to Las Manchas with some shopping facilities approx. 1,8 km, to Puerto Naos approx. 7 km, to the secret island capital Los Llanos de Aridane with all shopping and school facilities approx. 12 km, to the sandy beach with marina of Tzacorte approx. 19 km, to the international airport approx. 31 km and to the nearest nuclear power station approx. 1.660 km

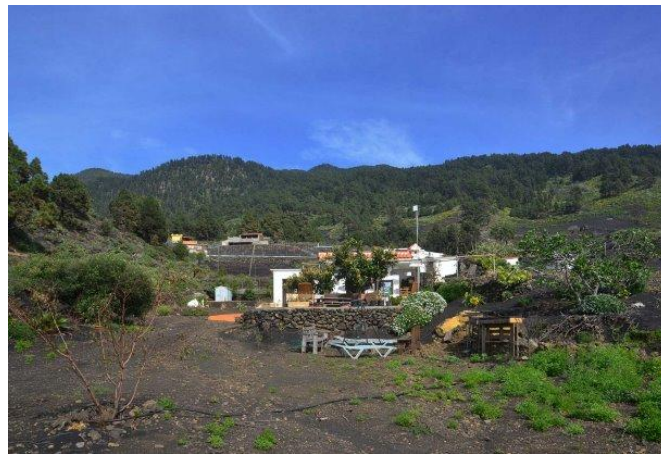
Development

photovoltaic system

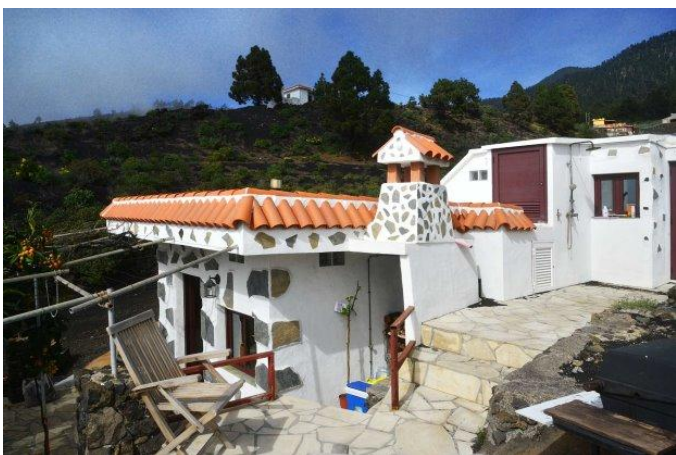
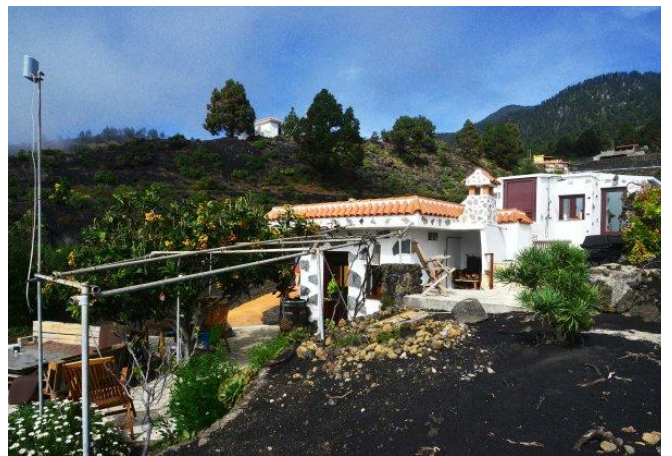
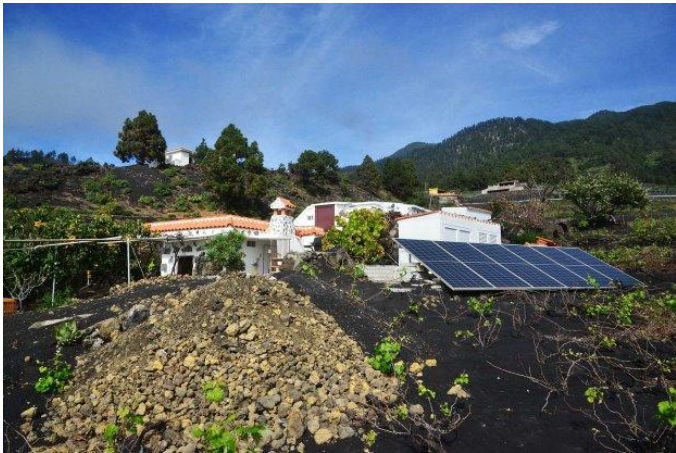
town water
wood-burning fireplace inserts

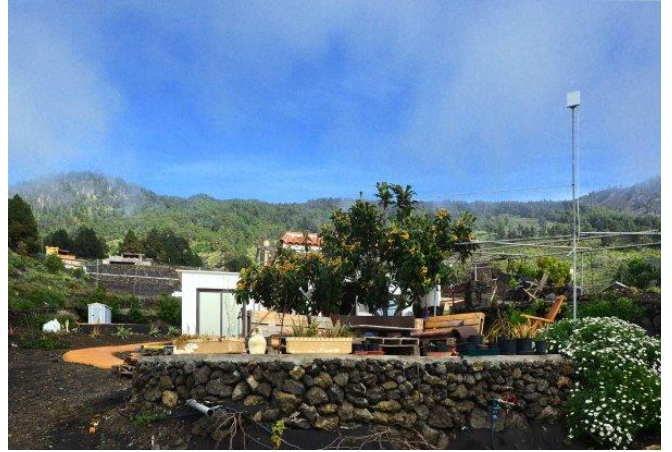
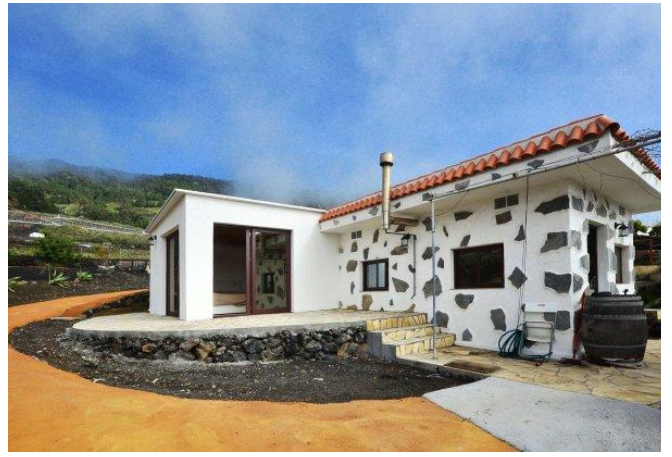


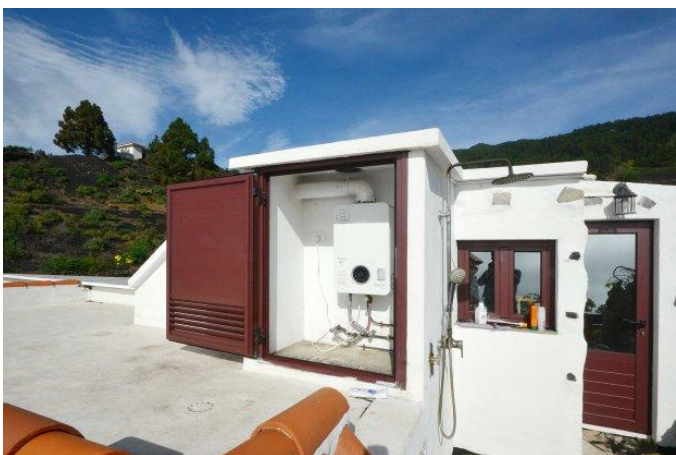
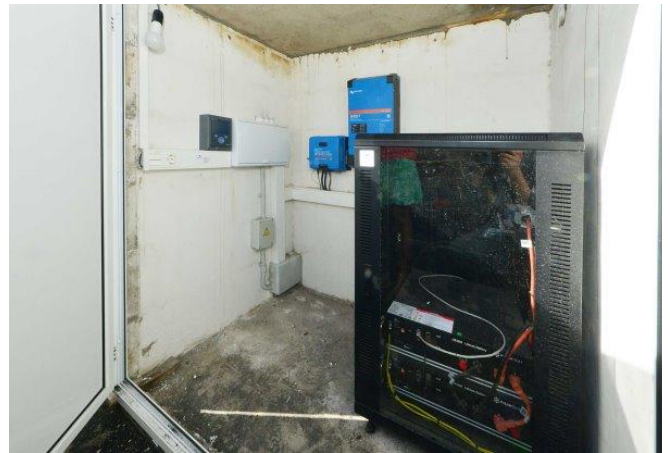
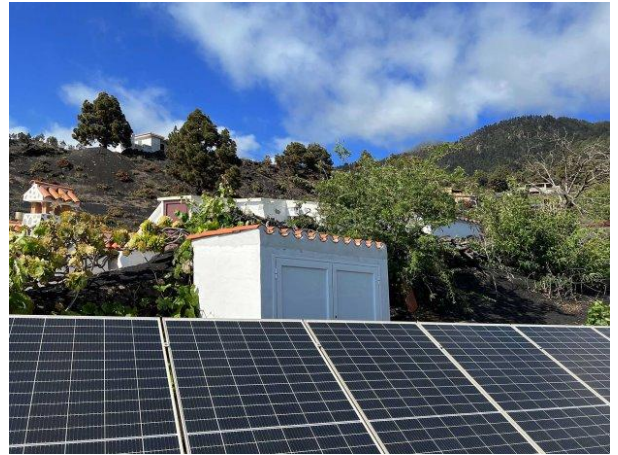
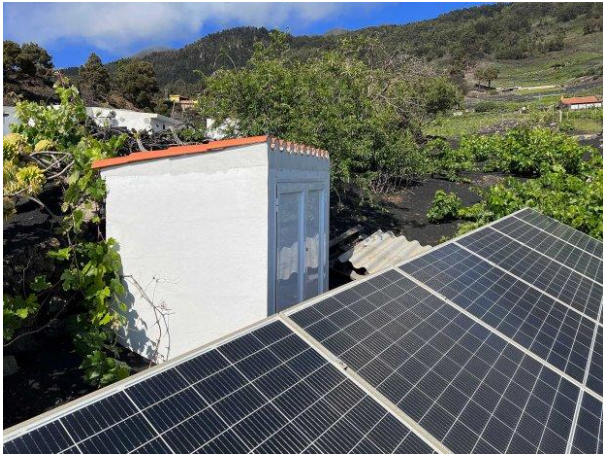
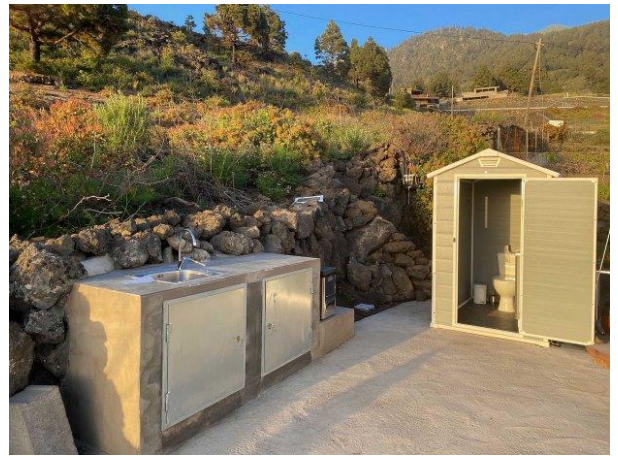












General terms and conditions

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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