

Very large house for renovation in El Tablado

El Tablado

C- 3595



The property is located in the very quiet and picturesque village of El Tablado on what is probably the most scenic north side of La Palma.

The house consists of two buildings of different ages. The newer part is located on the upper floor and is in habitable condition, but could use some renovation/modernization. You enter it via an external staircase with a small balcony and it is divided into a small hallway that leads into the living room, three bedrooms, a dining room, and a kitchen. Underneath the open staircase, on the lower ground floor, is a small bathroom in need of renovation. Due to the large number of bedrooms, it would be worth considering converting bedroom 2 into a larger bathroom with direct access from the living area.

On the lower ground floor of the newer building, there is another bedroom, a bodega, and a large storage room. The old building is in dire need of renovation and has a living room with a semi-open bedroom on the upper floor and a former kitchen in the semi-basement.

On the west side of the house there is a small garden, and on the east side, across the street, there is a terrace with a beautiful view and another small garden.

The property is ideal for people who like to do things themselves and could, for example, live in the newer building on a temporary basis while they renovate the old building, then move into the old building and renovate and/or modernise the newer building.

The house is accessed via a very narrow but paved public road that is accessible by car and is connected to the public electricity and drinking water networks.

built surface area	338 m ²
plot area	363 m ²

altitude	300 m
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rooms	7
living-room	2
kitchen	2
dining room	1
bedrooms	5
bathroom	1
storage	1
hallway	1

shower
daylight bathroom
well furnished
balcony
parking space
garage
terrace

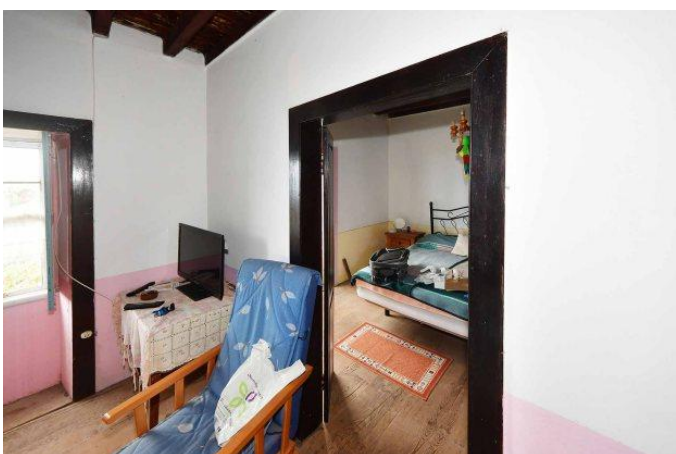
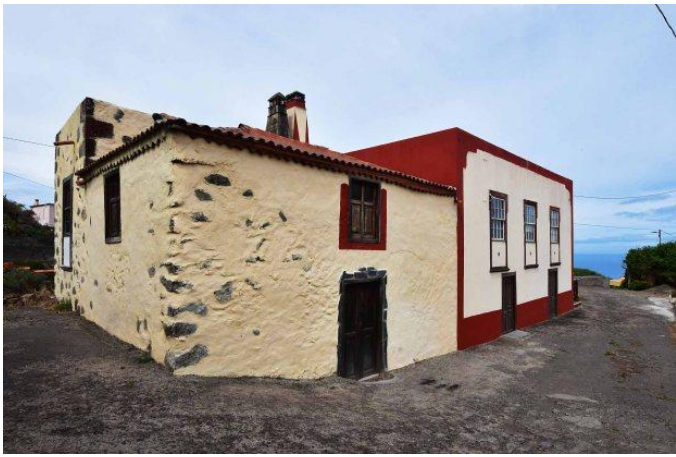
price	200.000 €
plus brokerage	3 %

Location

Very quiet with beautiful panoramic views of the Atlantic Ocean, the picturesque village and the mountains at only 300 metres above sea level. Distance to Garafía with shopping facilities, restaurants and school approx. 30 km, to the sandy beach and marina of Tazacorte approx. 49 km, to the capital Santa Cruz de La Palma approx. 65 km, to the international airport approx. 68 km and to the nearest nuclear power station approx. 1.440 km.

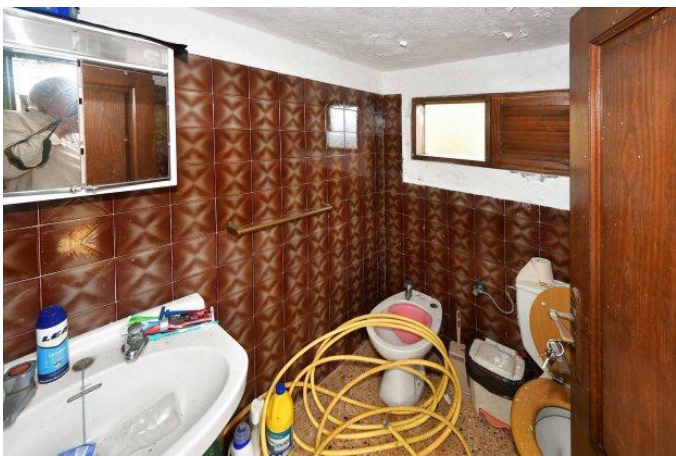
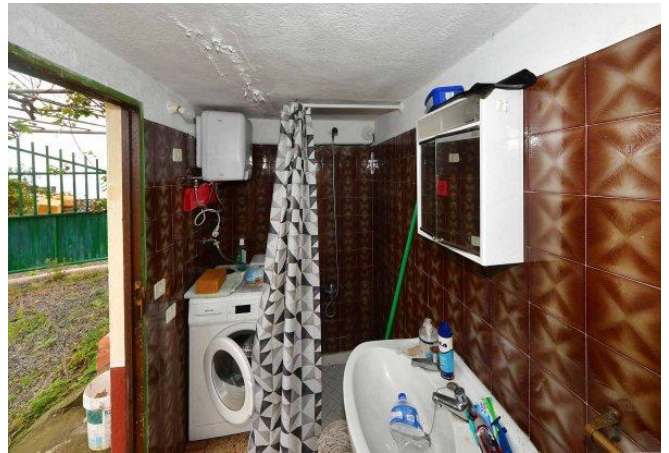
Development

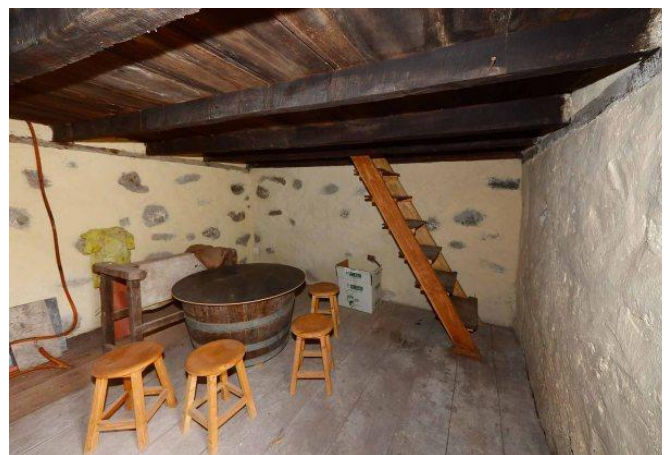
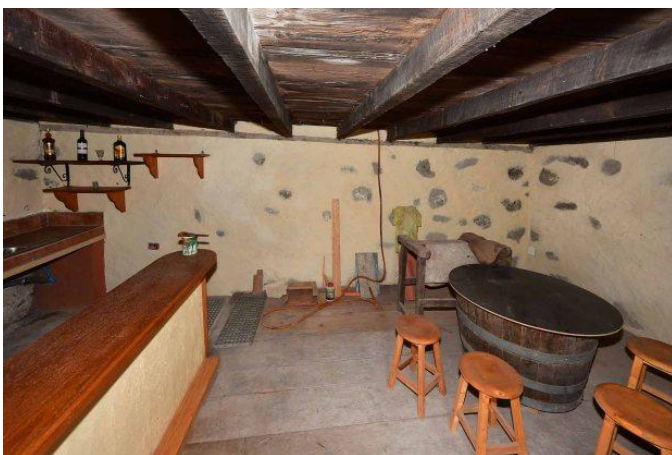
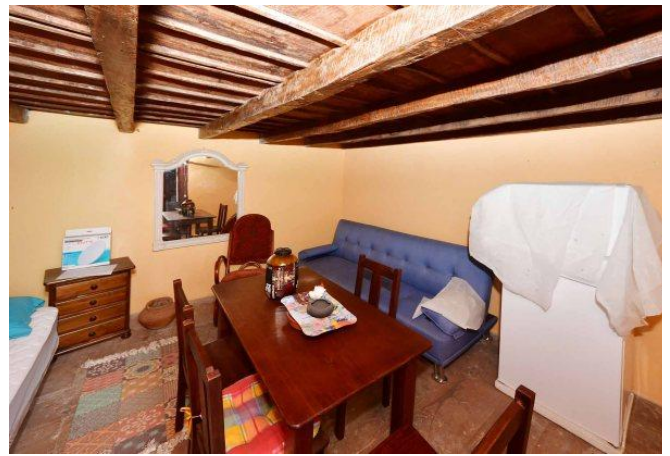
electric grid
town water

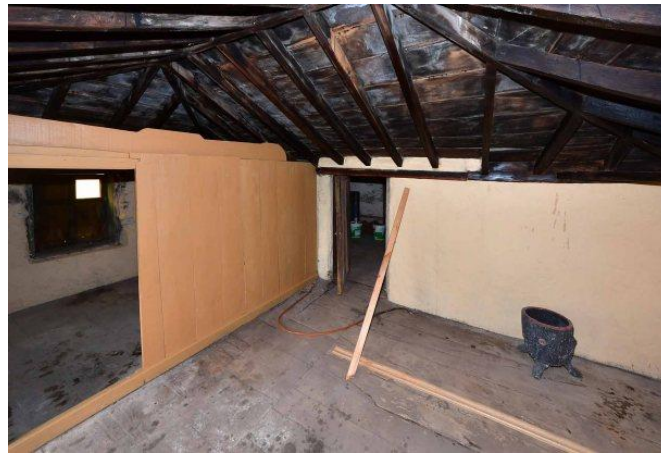
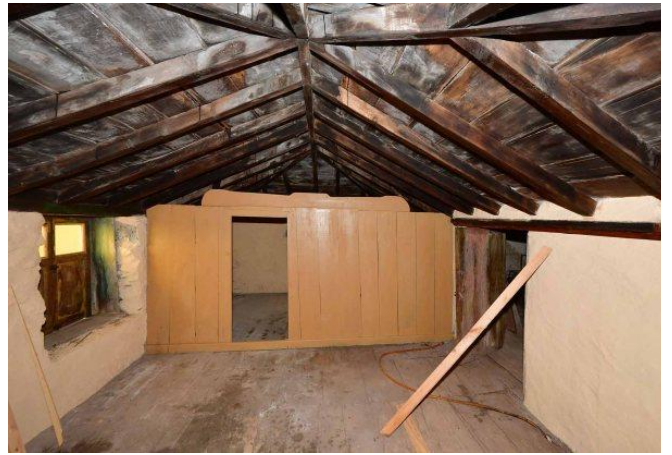
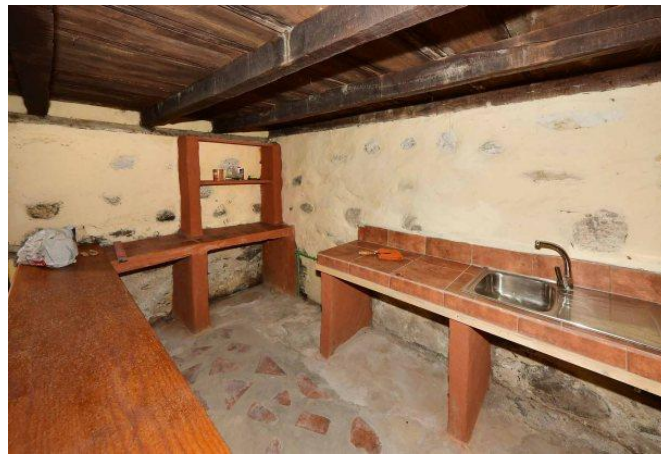


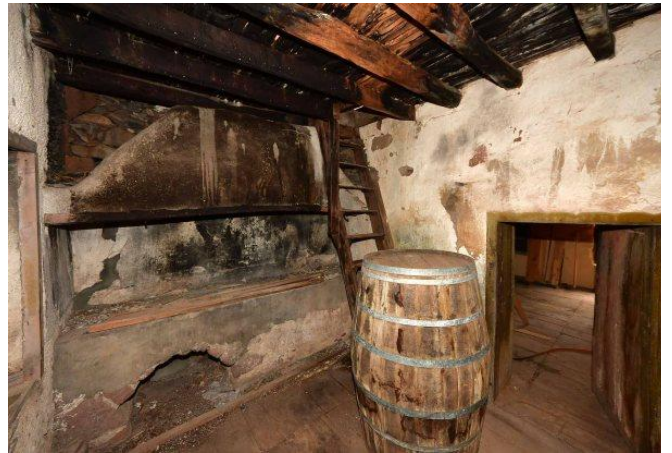
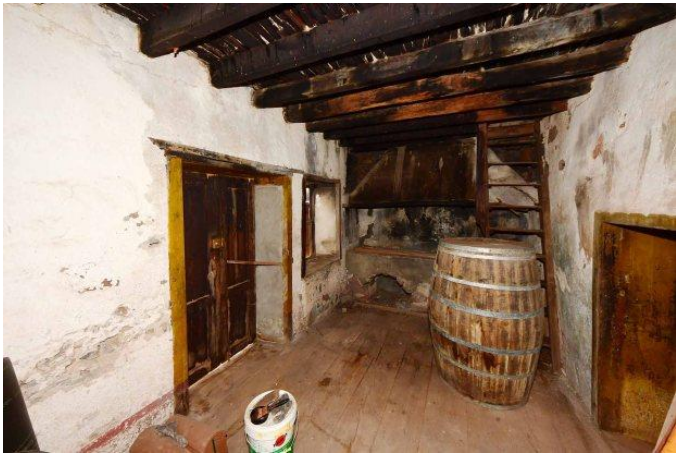
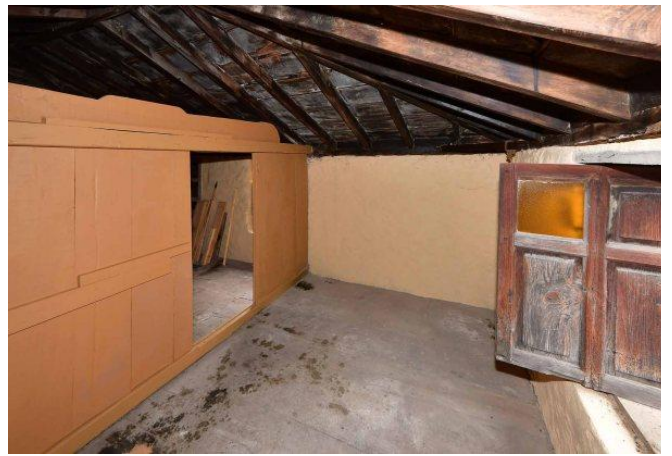
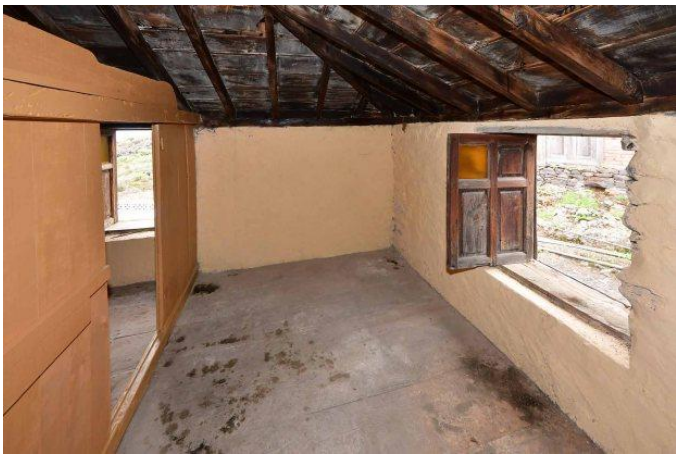


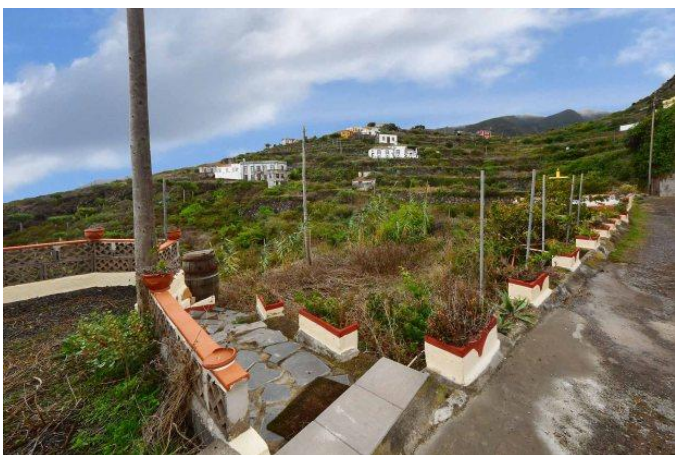


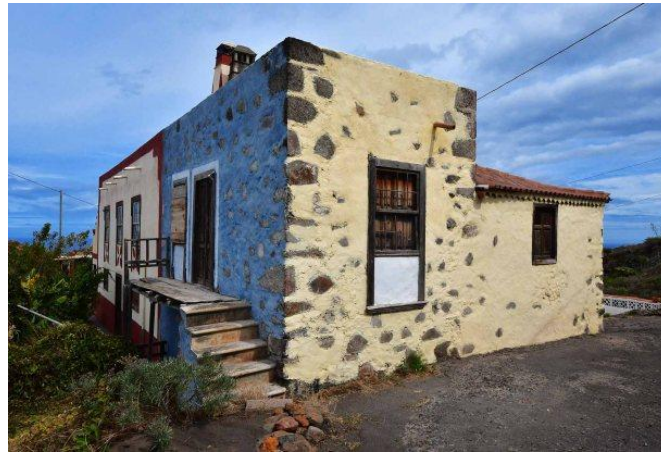












General terms and conditions

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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