

## Very large villa in excellent condition with wonderful sea views in Mazo

Mazo

C- 3601



The house was built for a large family and, in addition to the wonderful Atlantic view, offers everything you need for living (or working from home). It is located close to the centre of Mazo at 500 metres above sea level and extends over three levels.

On the ground floor, which is reached at ground level from the driveway, is the main living level, which is divided into a large living/dining room with balcony, a semi-open, fully equipped kitchen, an entrance area, a hallway, three bedrooms (one of which has its own balcony and bathroom on suite), a study or piano room, a further bathroom and a staircase to the upper floor.

On the upper floor there is a very cosy and very large living room, which is explicitly furnished for celebrations with family or friends and is characterised by its typical Palmerian exposed wooden roof truss. A staircase also leads from the ground floor hallway to the semi-basement, which houses the garage, a spacious forecourt with bodega (the indispensable outdoor kitchen with barbecue and plenty of space for dining with friends), a guest bedroom with bathroom, a further living room, study or teenager's room, a laundry room, a utility room with washing machine and tumble dryer and a workshop (or storage room). A separate entrance provides access to another large storage room. From the forecourt, two open staircases lead to the ground floor and another staircase to the low-maintenance garden terrace with several ornamental trees and palm trees.

The house has been very well maintained and is in excellent condition. It is connected to the public electricity grid as well as to a photovoltaic system, which helps to reduce the CO2 footprint. The ground floor and one bedroom in the semi-basement have electric underfloor heating, which is rarely needed due to the low sea level and the double-glazed windows. The villa naturally has mains water and internet connections

built surface area	454 m <sup>2</sup>
plot area	530 m <sup>2</sup>

altitude	500 m
----------	-------

living-room	3
kitchen	1
bedrooms	5
bathrooms	3
study	1
utility room	1
storage	1
barbecue	1
workshop	1
hall	1
hallways	2

well furnished
balcony
parking space
garage
terrace
built-in kitchen
shower
daylight bathroom

<b>price</b>	<b>762.000 €</b>
plus brokerage	3 %

### Location

Just above the centre of Mazo at 500 m above sea level with fantastic sea views and yet in a quiet location. Distance to the next supermarket approx. 70 m, to the centre of Mazo approx. 200 m, to the school of Mazo approx. 500 m, to the next bathing possibility in La Sabina approx. 5.5 km, to the international airport approx. 5.8 km, to the island capital Santa Cruz de la Palma approx. 11 km and to the next nuclear power station approx. 1.660 km.

and is accessible via a well-paved public side road. In addition to the 2 parking spaces in the garage, there are a further 1 to 2 car parking spaces on the plot. The property is completely fenced in and equipped with an electrically remote-controlled roller shutter. The villa is offered fully furnished and can be taken over at short notice. Hire purchase and payment by instalments are possible.

#### **Development**

photovoltaic system  
electric grid  
town water  
internet access  
floor heating













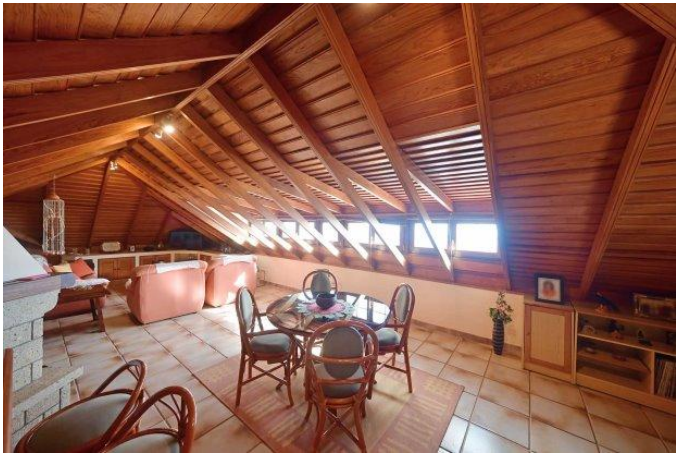




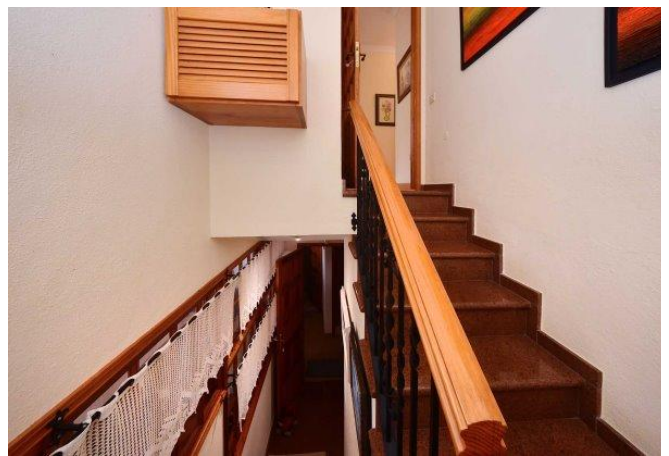
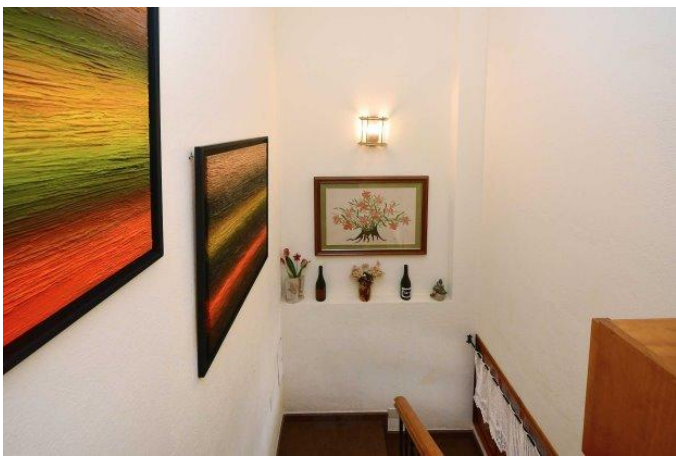
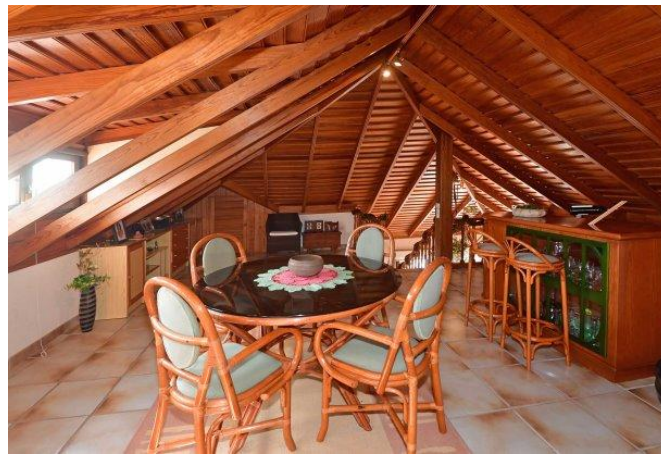




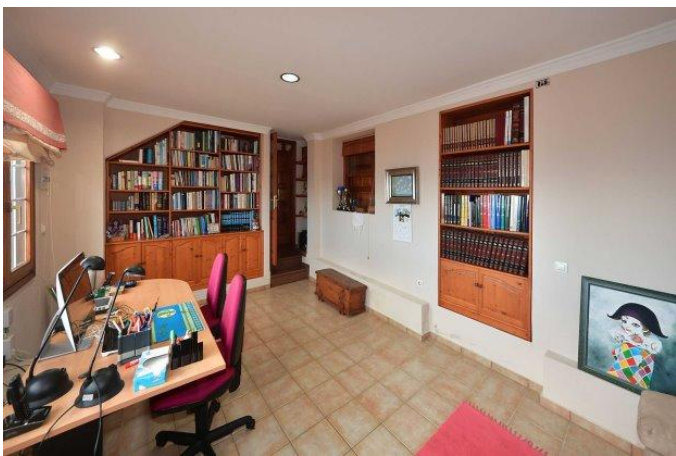




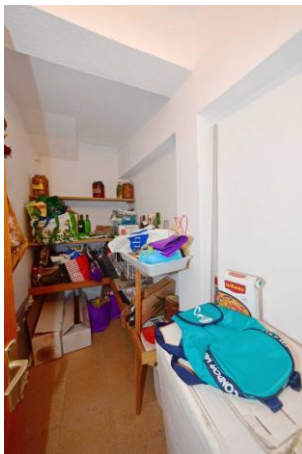


























## General terms and conditions

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

CIF B-76521608

Plaza de España n° 2  
38760 Los Llanos de Aridane  
Islas Canarias/La Palma, España  
info@angel-immobilien-sl.com

### Your personal consultants

Dipl. Ing. Bernd Blume	+34 647 872 894	blume@angel-immobilien-sl.com
Ina Eyb-Blume	+34 662 688 687	eyb-blume@angel-immobilien-sl.com
Ainoha Rummel	+34 663 259 498	rummel@angel-immobilien-sl.com

[www.angel-immobilien-sl.com](http://www.angel-immobilien-sl.com)