

Pretty, in Canarian style built finca in La Sabina

La Sabina

C- 3633



This cozy and not too large finca was founded in 1997 by a German architect/contractor in high quality and supplemented in 2004 with a winter garden. The house is oriented throughout its length by the magnificent sea view and to the Teide and emits harmonious coziness. In addition to the beautifully designed eat-in kitchen the conservatory offers more living space just as a magnificent panoramic view of the Atlantic Ocean, the coast and Spain's highest mountain Teide and its large windows care for a natural and pleasant temperature in the house.

To the north of the kitchen joins a relaxation area with two bedrooms, a study and a bathroom, these rooms are connected by a light-flooded hall, which also provides natural heating.

The garden is easy to maintain and is well integrated with typical Palmerian trees. It still has space for own plants dreams.

For the few days on which a heating appears pleasant the conservatory was equipped with electric underfloor heating, the master bedroom is also equipped with a marble slabs heating.

In the kitchen-living is a wood-burning oven, which is no longer connected, because of the construction of the conservatory it was unnecessary.

The property is of course connected to the public electricity and drinking water network and can be reached via a public road with a normal car, although the access road is quite steep.

built surface area	100 m ²
plot area	1.537 m ²

altitude	580 m
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rooms	3
kitchen living	1
bedrooms	2
bathroom	1
study	1
utility room	1
wintergarden	1
engineering room	1

built-in kitchen
bathtub
daylight bathroom
well furnished
bright rooms
parking space
old tree population
terrace

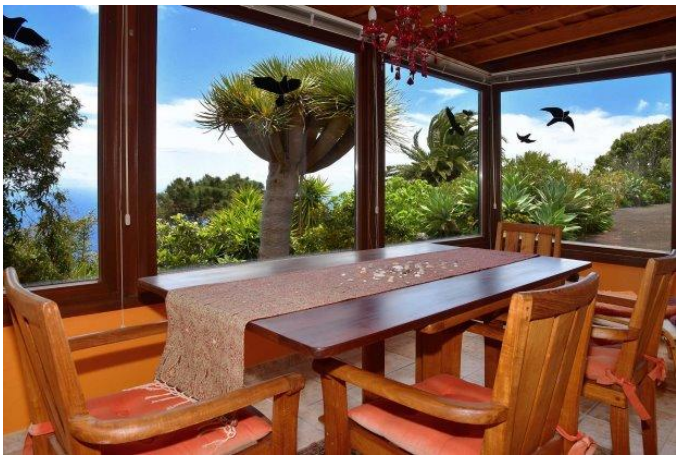
price	290.000 €
plus brokerage	3 %

Location

Very quiet in a secluded location below the village of La Sabina. Distance to Mazo with many shopping and school facilities 3 km, to the beach of Los Cancajos about 11 km, to the capital city Santa Cruz de La Palma about 15 km, to the international airport about 9 km and the nearest nuclear power plant about 1,660 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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