

## A typical Palmerian country house in a completely peaceful, natural setting on the outskirts of Santo Domingo

Santo Domingo C- 3649



This traditional Canarian farmhouse has been completely renovated and extended in keeping with its original style, offering the perfect retreat for those who wish to fully enjoy the unspoilt natural surroundings and the fantastic views of the Atlantic – a wonderful place for city-weary mainlanders.

This authentic natural stone house, designed with great attention to detail, offers everything you need for daily life: a kitchen, albeit small, with a rustic dining area; a very cosy, light-filled living room with a fantastic view across the garden to the Atlantic (even from the sofa); a fairly spacious double bedroom; and a beautifully designed bathroom. The covered terrace, which opens directly onto the living room's panoramic sliding door and nestles into the corner of the L-shaped house at its leeward side, extends the living space and would certainly be my favourite spot for a cup of coffee ...

It's fair to say: this house is a real space-saving marvel, the perfect place to unwind and de-stress.

The traditional construction of the original building blocks, made of hand-hewn blue basalt up to 60 cm thick – which now form the bedroom and kitchen – provides excellent thermal mass. This protects against the night-time chill in winter and the daytime heat in summer, and, above all, helps to balance out the temperature difference between day and night, meaning you will rarely need to use the lovely wood-burning stove in the living room.

The garden area adjoining the house has been thoughtfully

built surface area	53 m <sup>2</sup>
plot area	1.961 m <sup>2</sup>
altitude	525 m
living-room	1
kitchen	1
bedrooms	1
bathroom	1
built-in kitchen shower daylight bathroom well furnished parking space old tree population terrace	
<b>price</b>	<b>285.000 €</b>
plus brokerage	3 %

### Location

Just north of the village of Santo Domingo, in a wonderfully peaceful setting at an altitude of just 525 m. Distance to the village centre, which offers some shopping and schools, approx. 2 km; to the nearest bathing spot, 'El Puerto de Santo Domingo', approx. 11 km; to the sandy beach and marina at Tazacorte approx. 46 km, to the capital Santa Cruz de La Palma approx. 64 km, to the international airport approx. 70 km and to the nearest nuclear power station approx. 1.660 km.

### Development

electric grid  
 town water  
 water shares by water meter

designed as a delightful retreat, featuring well-laid-out yet natural-looking paths and shaded terraces beneath palm trees (with sea views, of course). At its south-western end is a secluded area with a small workshop (approx. 20 m<sup>2</sup> floor area) and space for gardening. To the north-east of the house, a spacious, gravelled parking area has been created, large enough to accommodate a caravan in which family guests could be accommodated.

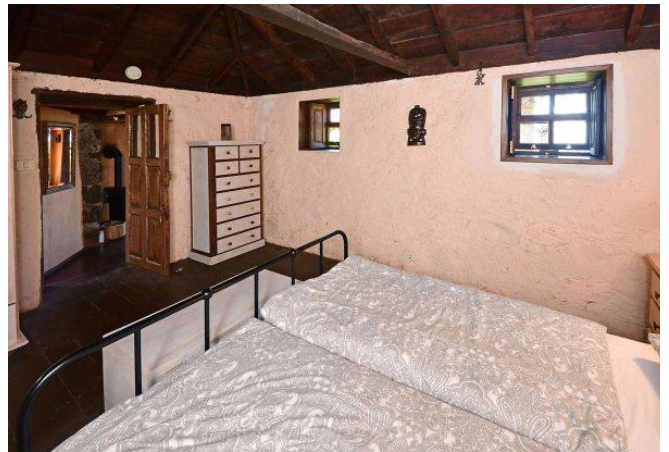
The finca holds a VV tourist rental licence. Currently (June 2026), a new set of legal conditions is being negotiated; however, a moratorium has been agreed with the island of La Palma, which involves improved special conditions for our island, the exact details of which we cannot confirm at this stage. The house is very successfully let to tourists and may be operated both as a tourist property and as a permanent residence. It is registered as a residential property in the land registry.

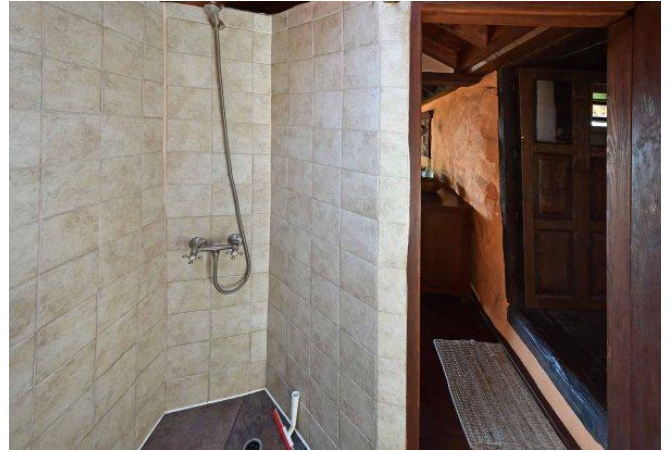
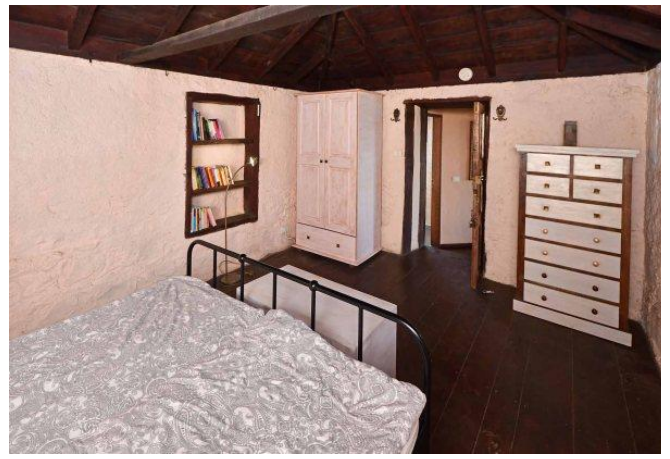
Below the main terrace is a further terrace for a traditional kitchen garden, offering the opportunity to grow fruit, vegetables and herbs.

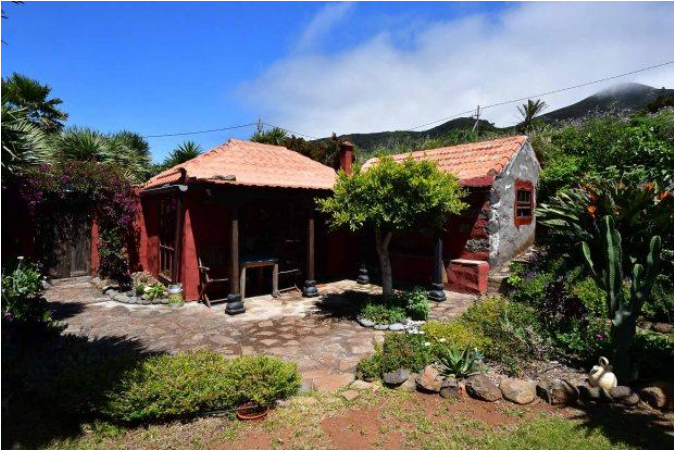
The finca is in very good condition and is accessed via a public side road. It is, of course, connected to the public drinking water and electricity networks, and Wi-Fi is available in the house. Water for watering the garden is available and is charged according to usage. The property is offered fully furnished.







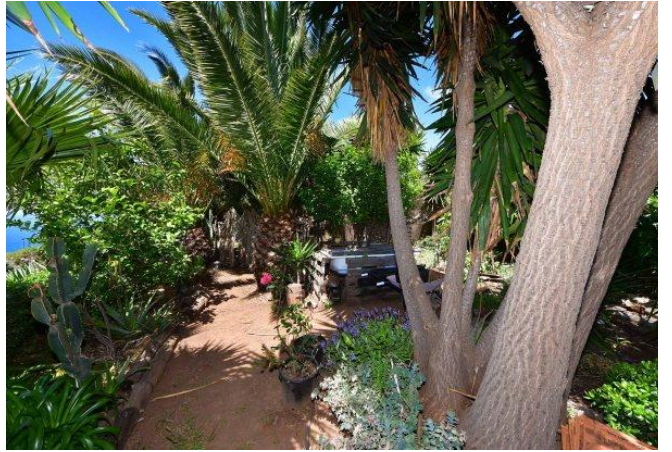
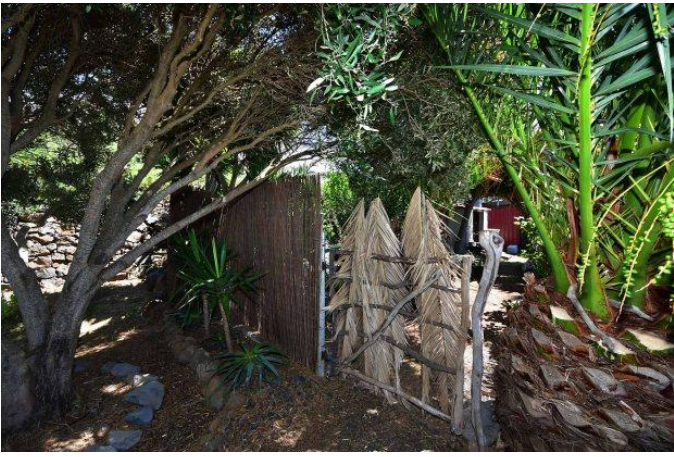












## General terms and conditions

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)