

**A lovely detached house with sea views,
situated in a very quiet area and in excellent
condition, in Las Manchas**

Las Manchas C- 3667



This fully accessible house, newly built in 2012 in the typical Palmerian style, offers 205 m² of floor space comprising a living room, a kitchen-diner, three bedrooms, two bathrooms (one en suite), a storage or study room, an entrance hall with a small corridor, and a very large garage.

You enter via the entrance hall, to the left of which lies the well-equipped, modern and immaculate kitchen with dining area and sea view, which also offers access to the covered west and north terraces through floor-to-ceiling glazed double sliding doors. To the right is the spacious living room, also with sea views and access to the terrace via floor-to-ceiling, glazed double sliding doors.

The entrance area leads into a small hallway, which provides access to the so-called 'public' bathroom, two children's or guest bedrooms, a storage room and the spacious master bedroom with en-suite bathroom and large wardrobe.

The property is in mint condition; the double-glazed aluminium windows are fitted with roller shutters, whilst the kitchen-diner and living room exude the typical cosiness of Canarian exposed timber roof trusses, which also provide excellent natural ventilation. An air conditioning unit is also available in the living room for climate control. Anyone wishing to install air conditioning in the other rooms can do so simply by fitting the indoor units: all the necessary pipework is already in the walls, and an additional outdoor unit is already installed.

The 1,100 m² garden is currently laid out to be very low-maintenance and still offers space for your own planting ideas.

The finca is accessed via a well-paved, public side road and is connected to the public electricity and drinking water networks, as

| | |
|--------------------------|----------------------|
| built surface area | 205 m ² |
| plot area | 1.100 m ² |
| altitude | 600 m |
| rooms | 4 |
| living-room | 1 |
| bedrooms | 3 |
| bathrooms | 2 |
| storage | 1 |
| kitchen with dining area | 1 |
| hallway | 1 |

| |
|-------------------|
| built-in kitchen |
| bathtub |
| shower |
| daylight bathroom |
| well furnished |
| bright rooms |
| parking space |
| garage |
| roofed terrace |
| terrace |

| | |
|----------------|------------------|
| price | 520.000 € |
| plus brokerage | 3 % |

Location

In Las Manchas, at an altitude of approx. 600 metres above sea level, in a very quiet residential area. Distance to the centre of Las Manchas, with bars and restaurants, approx. 650 m; to the sandy beach at Puerto Naos, approx. 7.5 km, with a supermarket and a few bars and restaurants, approx. 7.5 km; to the island's hidden capital, Los Llanos de Aridane, with all schools and shopping facilities, approx. 10 km; to the capital, Santa Cruz de La Palma, and the international airport, approx. 31 km; and to the nearest nuclear power

well as having a fibre-optic internet connection. It is ready for immediate occupation.

station, approx. 1.660 km.

Development

electric grid

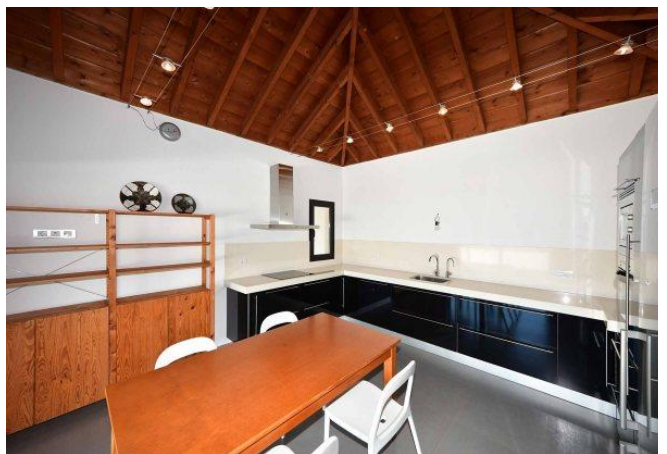
town water

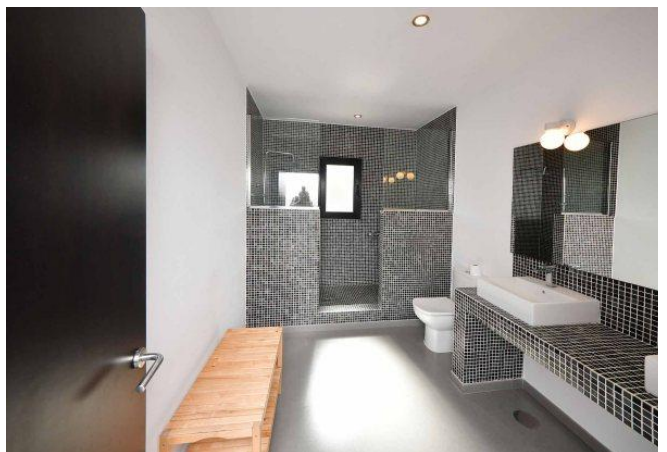
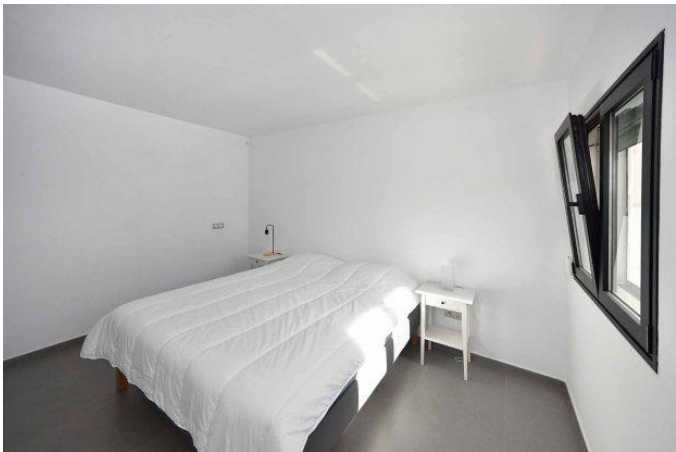
conventional telephone network

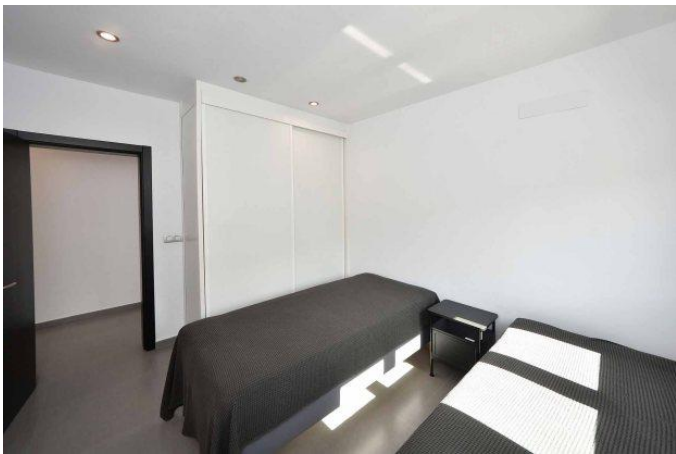
climate controlunit with heating

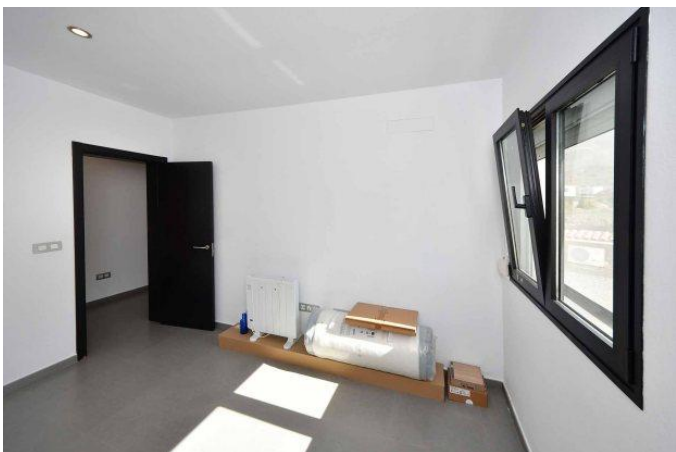
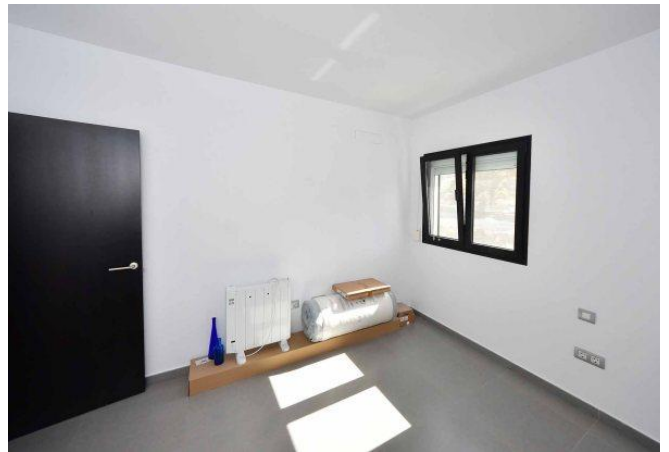
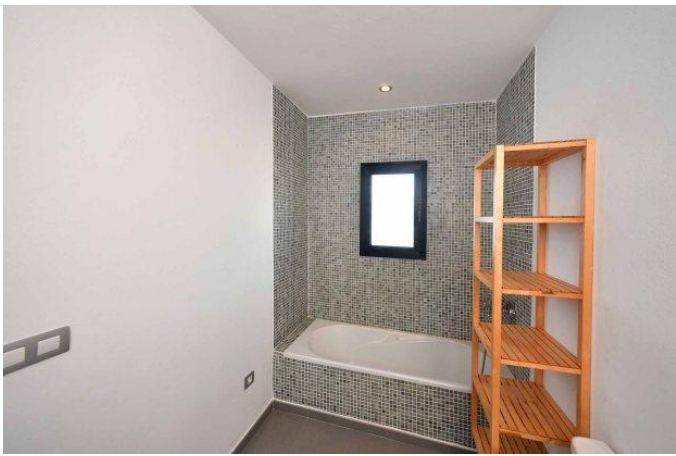
internet fibre optic

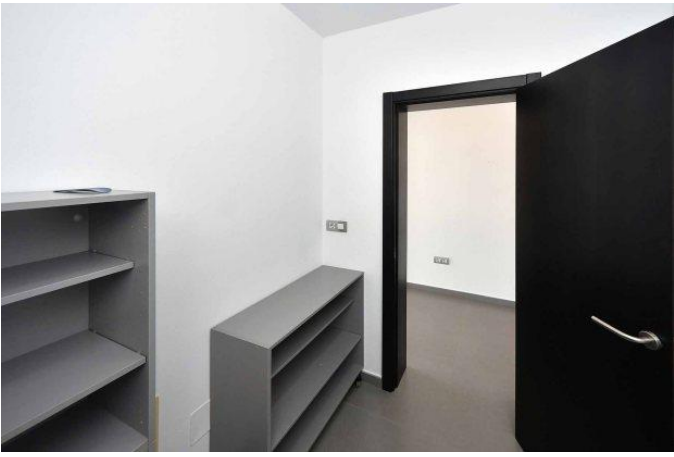


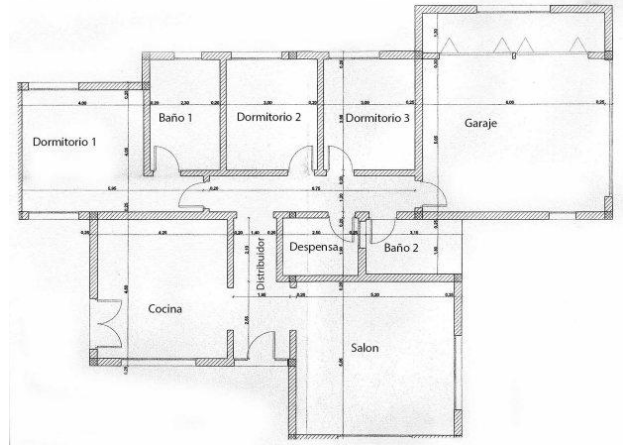
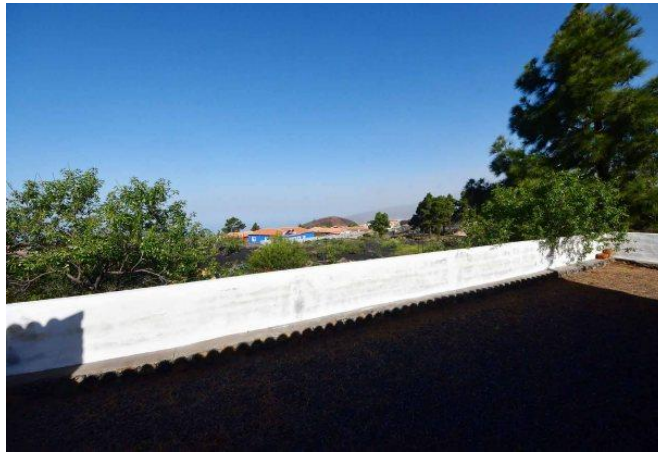












General terms and conditions

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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Your personal consultants

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