

Charming natural stone house in an idyllic natural setting in Tinizara

Tinizara

C- 3672



The house was built from hand-hewn blue basalt and has been authentically extended and renovated. It is in very good condition. Inside, it is divided into a kitchen-diner, a conservatory (which, due to its magnificent views, actually serves as the living and dining room), a bathroom and a bedroom, and has been extended with a spacious west-facing terrace with completely unobstructed views of the Atlantic Ocean and the sunset, as well as an east-facing terrace for morning coffee (or tea) in the first rays of sunshine.

Adjacent to the west-facing terrace is a triangular water tank, which can also be used for cooling on hot days, although its main purpose is to water the garden.

A small garden shed has been built on the almost 4.000 m² plot to serve as a workshop, and a pond has been created, which enchants with its blooming water lilies.

The top terrace, which is also accessible by car via a public road, can accommodate 2-3 vehicles. However, the road needs to be cleared of snow from time to time.

The property is mainly planted with fruit trees, including some impressively large chestnut trees, which delight the owner in autumn with large quantities of their own chestnuts.

The finca is connected to the public electricity.

The water supply is provided by a 1/3 water share (minaderos), which is included in the purchase price and currently delivers approx. 500 g/min. As this water is actually first-class mineral water, but is not controlled and therefore not officially classified as drinking water, it is also used as drinking water by

built surface area	64 m ²
plot area	3.989 m ²

altitude	1.023 m
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kitchen living	1
bedrooms	1
bathroom	1
wintergarden	1
workshop	1

built-in kitchen
shower
daylight bathroom
partly furnished
parking space
old tree population
terrace

price	239.000 €
plus brokerage	3 %

Location

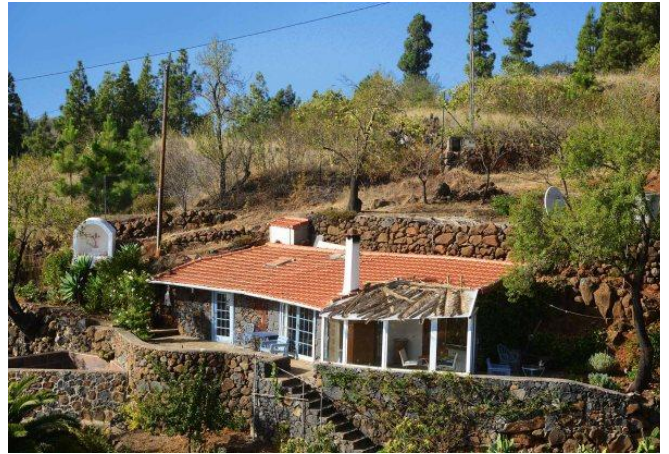
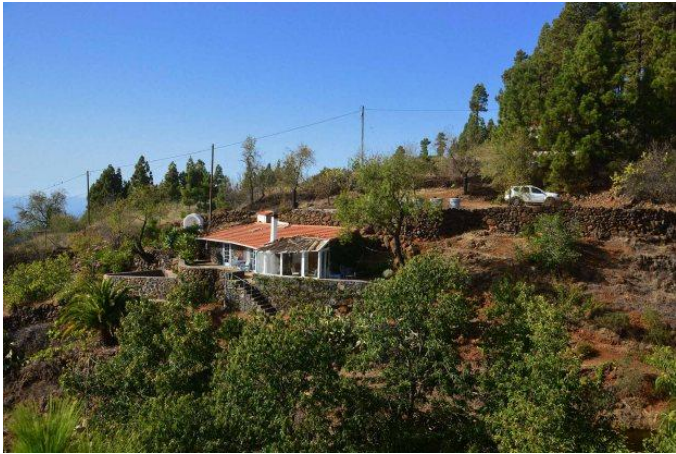
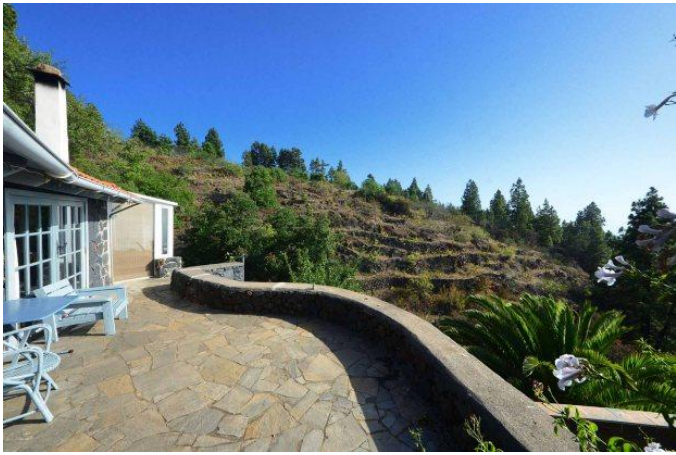
Above the village of Tinizara at 1.020 metres above sea level with fantastic, unobstructed sea views. Distance to the village centre with organic shop and small supermarket, restaurant and bar approx. 2 km, to Puntagorda with all shopping and school facilities approx. 5.5 km, to Tijarafe with many shopping and school facilities approx. 7 km, to the sandy beach with marina in Tzacorte approx. 23 km, to the secret island capital Los Llanos de Aridane approx. 26 km, to the international airport approx. 56 km and to the nearest nuclear power plant approx. 1.660 km.

Development

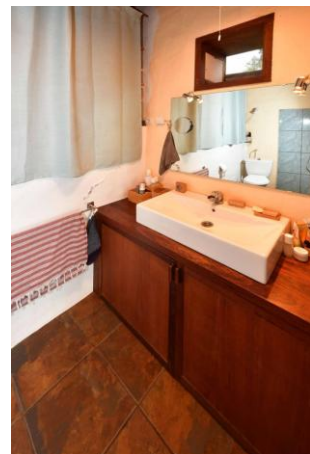
electric grid

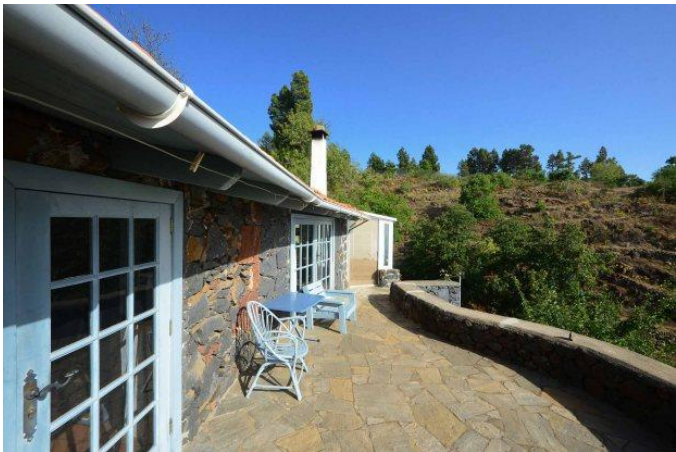
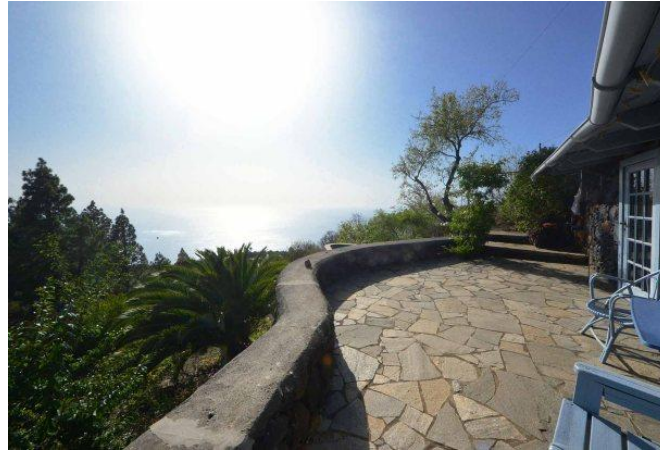
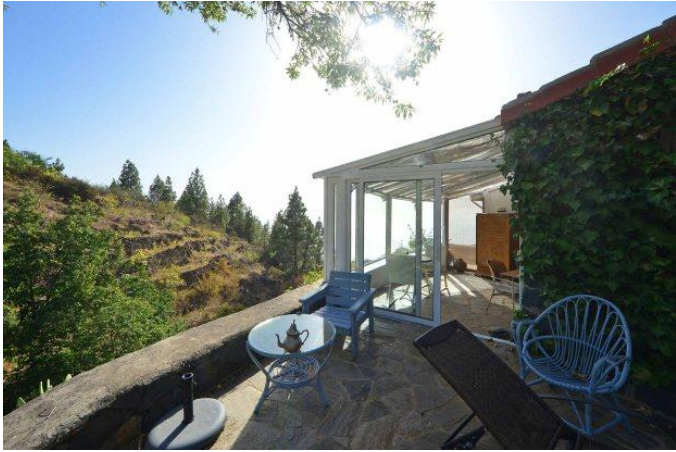
the current owner. To this end, it is first fed into hygienically safe drinking water containers, with the overflow flowing into the open water tank for garden irrigation, so that the drinking water is constantly replaced and fresh water is always available. Alternatively, connection to the public water supply network would be easy, as the pipe for this is located at the property boundary.

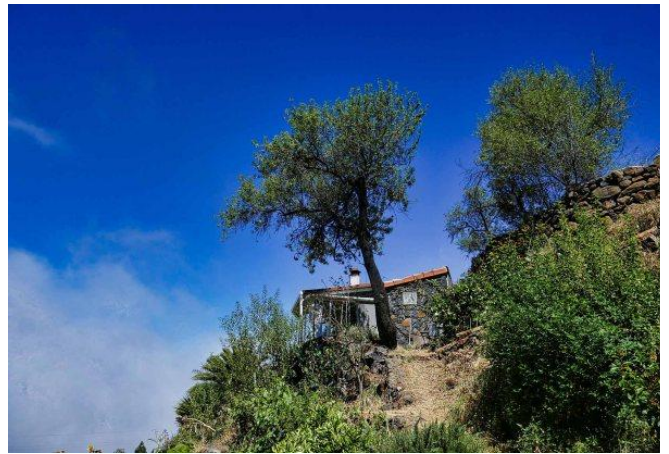
wood-burning fireplace inserts
cistern
water share included

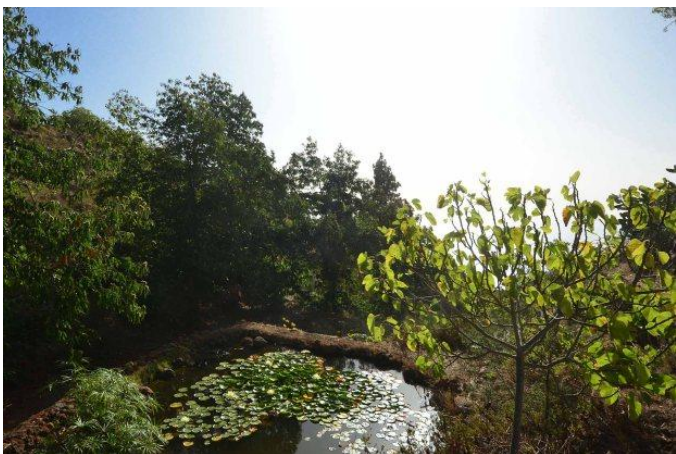
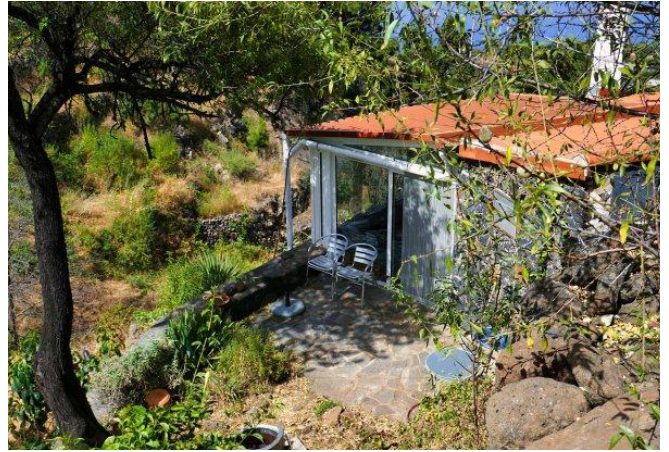
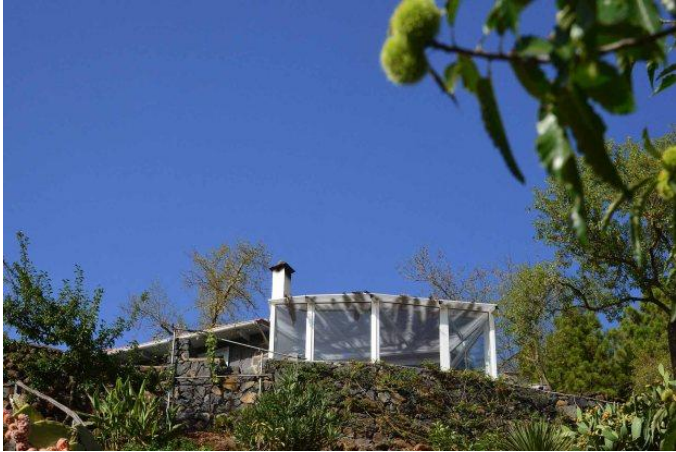
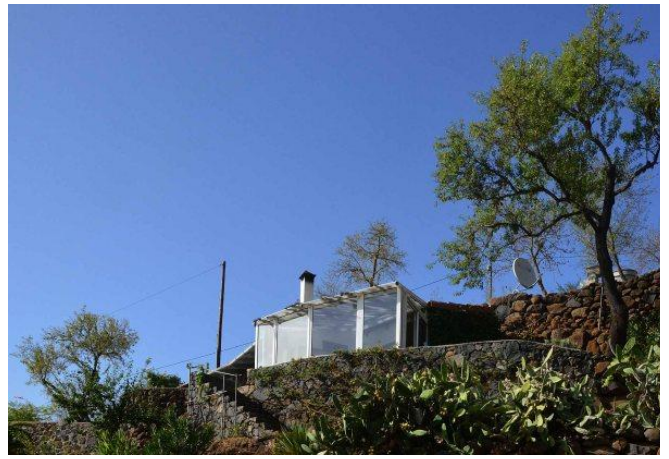
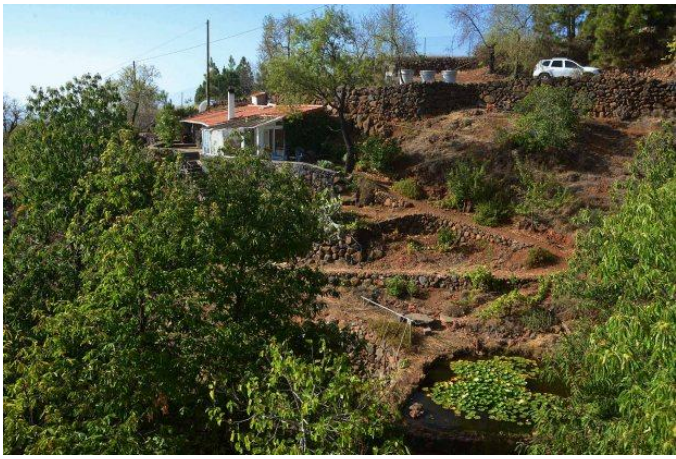




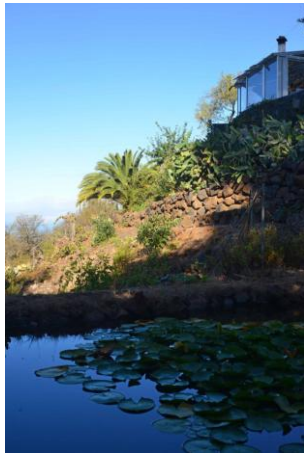


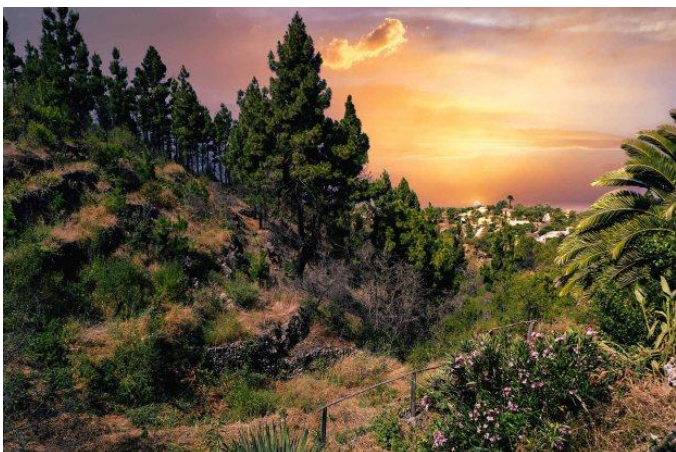












General terms and conditions

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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