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Large, two-storey house with a swimming pool and sea views, situated on a plot of just 290 müNN in La Punta

La Punta C- 3673

usable area	166 m²
built surface area	150 m²
plot area	443 m²

altitude	290 m

living-room	2
kitchen	2
bedrooms	4
bathrooms	2
utility room	1
barbecue	1
hall	1
hallways	1

pool
built-in kitchen
shower
daylight bathroom
well furnished
balcony
on top terrace
easy-care garden
roofed terrace
terrace

price	**390.000 €**
plus brokerage	3 %

The house (150 m² floor area) is situated well below the LP-1 country road in a very quiet residential area with an exceptionally favourable climate. It is in good condition and comprises, on the ground floor, an entrance hall, a living room, a kitchen-diner, one large and one small bedroom, and a bathroom. In front of the entrance hall is a large, partially covered terrace with seating, a sunbathing area and a small outdoor kitchen.
An internal staircase leads to the upper floor, which comprises a small living room, a kitchen, a small hallway, a large bedroom with sea views and a small bedroom. There is also an alternative, separate entrance via the kitchen – completely independent of the ground floor – which is accessed via an external staircase. The living room opens onto a spacious corner balcony with sea views.
The external staircase leads both to the 17 m² swimming pool with a beautifully landscaped outdoor area featuring a covered terrace and an outdoor shower, and to the roof terraces on the second and third floors.
Behind the covered terrace of the pool area stands an old farm building, which could be used as space for future extensions or converted into a private car park. However, the verge of the side road can also be used for parking without any problems.

Location

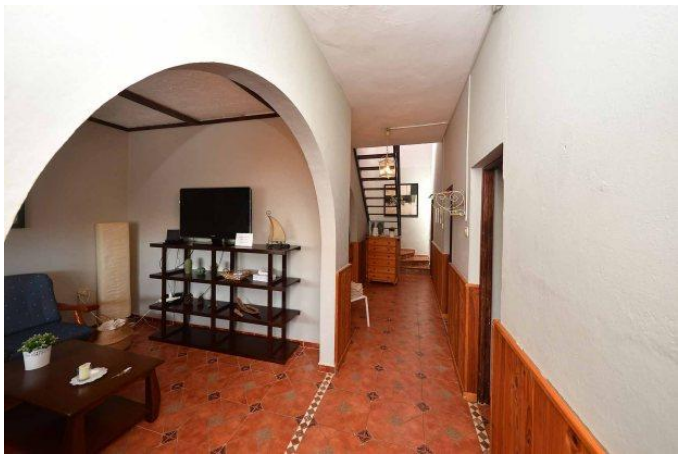
Just 290 metres above sea level in the La Punta neighbourhood, well below the main road. Distance to the nearest supermarket and the nearest bus stop approx. 4 km; to the village of Tijarafe, with more shops and schools, approx. 10 km; to the sandy beach and marina at Tazacorte approx. 13 km; to the capital of the 'secret island', Los Llanos de Aridane, with all its shops and schools, approx. 16 km; to the international airport approx. 47 km;

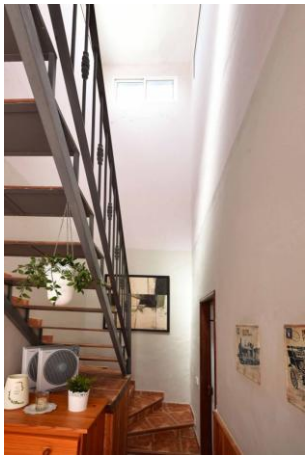
and to the nearest nuclear power station approx. 1.660 km.

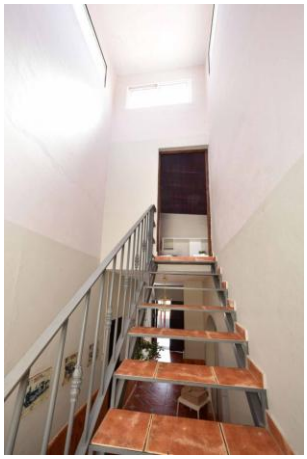
Translated with DeepL.com (free version)

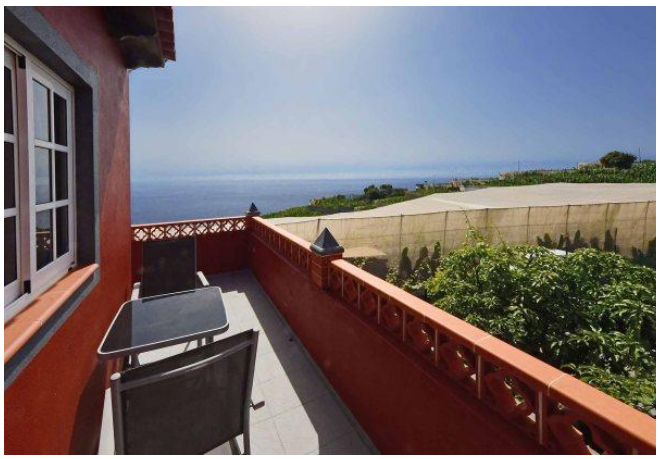
Development

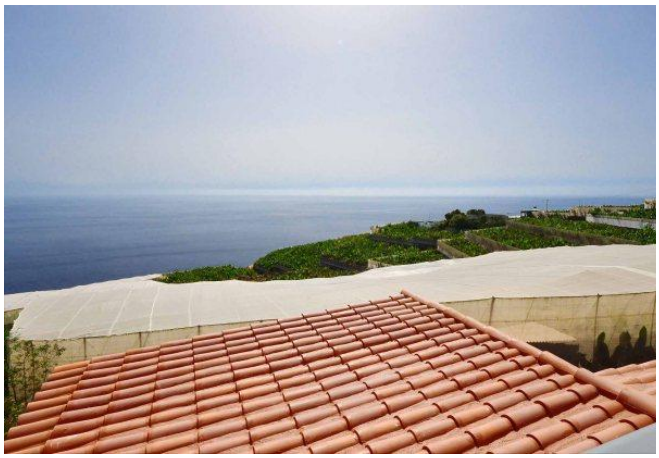
electric grid
town water
SAT-TV
internet fibre optic

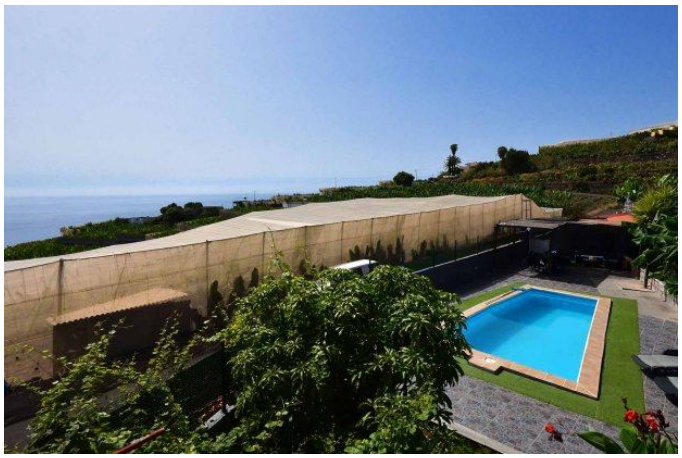


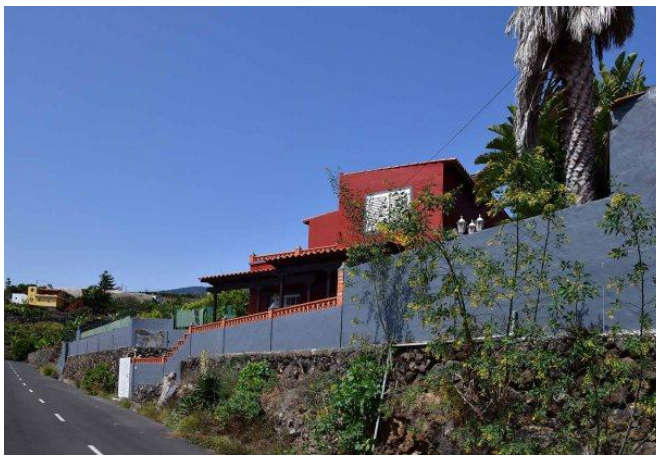












General terms and conditions

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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