

Single family house with separate guest house, pool and large garden in El Paso

La Rosa

C- 3675



The house was newly built in the year 2000 and is in a very well-maintained condition. The guest house, attached to the main house, offers accommodation for family members or guests. A tourist rental licence could be applied for.

You enter the main house through a small entrance hall, from which you can access either the conservatory or the spacious kitchen-diner. The conservatory is the ideal living space, especially during the winter months, when you can enjoy the first rays of sunshine and lovely views over the beautifully landscaped garden.

The kitchen-diner was built in the traditional Canarian style with a very high exposed wooden roof structure, allowing the heat to rise during the summer while maintaining a pleasant indoor temperature. The cooking area, arranged within a bay window, is fully equipped and offers ample space to prepare even elaborate meals with convenient and efficient workflows. It also provides direct access to a room used as a utility room and pantry, with an exterior door that is ideal for bringing in and storing shopping. A small serving hatch allows dishes to be passed directly to the dining table. The large and bright living area adjoins this space and, through large glass doors, offers direct access both to the south-facing terrace with swimming pool and to the covered west-facing terrace.

Between the conservatory and the living area there is a small bedroom or study. A small hallway leads to the main bedroom and the bathroom with natural daylight.

Via the covered terrace or a separate pathway from the parking area with carport, you reach another terrace that forms the private outdoor area for guests, as well as the guest house itself. The guest house comprises a bright kitchen-diner, a bedroom and a bathroom with natural daylight.

built surface area	165 m ²
plot area	4.360 m ²

altitude	812 m
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rooms	6
kitchens living	2
bedrooms	3
bathrooms	2
utility room	1
storage	1
barbecue	1
wintergarden	1
Attic	2

pool
built-in kitchen
shower
daylight bathroom
bright rooms
carport
old tree population
roofed terrace
shed
separate guest house

price	495.000 €
plus brokerage	3 %

Location

Very quiet above the town El Paso in the district La Rosa. Distance to the next school approx. 300 m, to the centre of El Paso with all shopping facilities approx. 1,7 km, to the next bus stop 500 m, to the next village shop approx. 150 m, to the sandy beach with marina of Tazacorte approx. 14 km, to the international airport approx. 21 km and to the next nuclear power station approx. 1.660 km.

Development

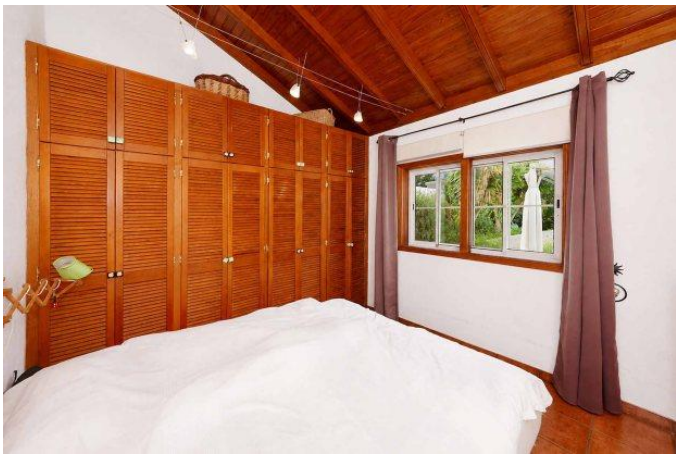
Adjoining the very large south-facing terrace of the main house — which, like many of the pathways and terrace areas, is laid with Solnhofen sandstone slabs — is the approximately 4 x 8 m swimming pool. The pool is fitted with a movable cover, allowing it to be used throughout the winter and heated naturally by solar warmth. The garden, extending to more than 4,000 m², has been partly landscaped with trees and ornamental plants and partly left in its natural state, offering plenty of space for individual gardening ideas. It also features the almost obligatory outdoor kitchen so typical of La Palma, complete with shaded seating areas, a kitchen and a storage room.

Part of the plot lies within a rural settlement area, meaning that an extension of approximately 50 m² to the main house would be eligible for planning permission. The construction of an additional guest house in the southern part of the plot would also, in principle, be eligible for approval.

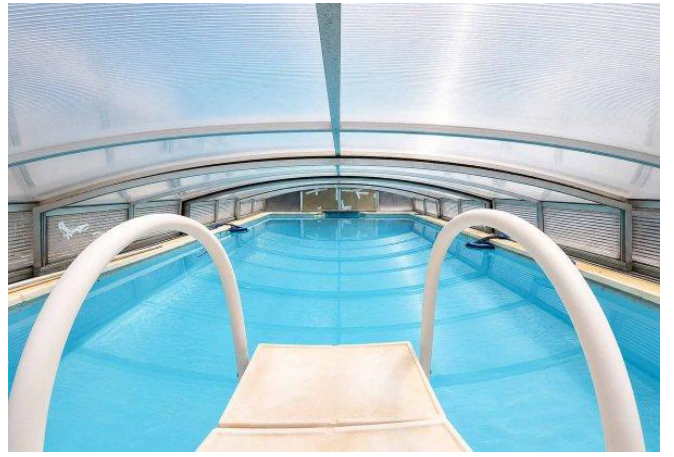
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town water
conventional telephone network
SAT-TV
wood-burning fireplace inserts
climate control unit with heating
gas stove heating
cistern
internet fibre optic



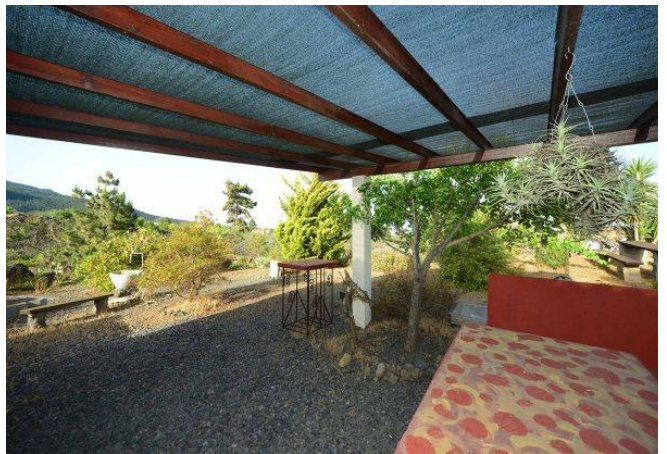
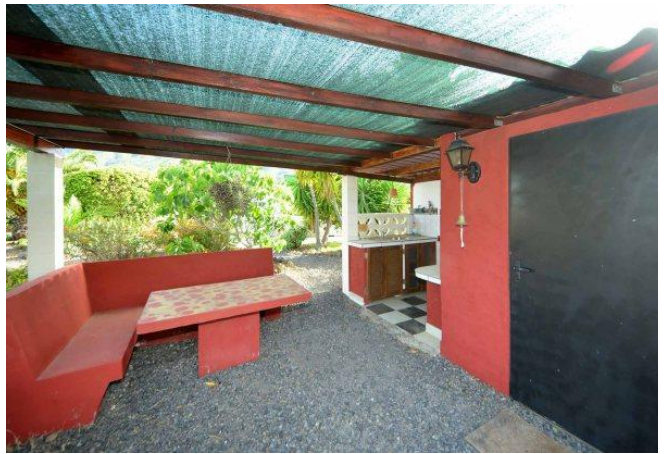


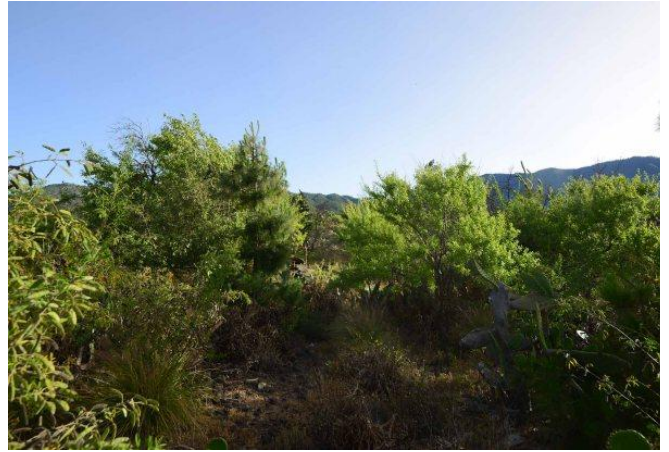
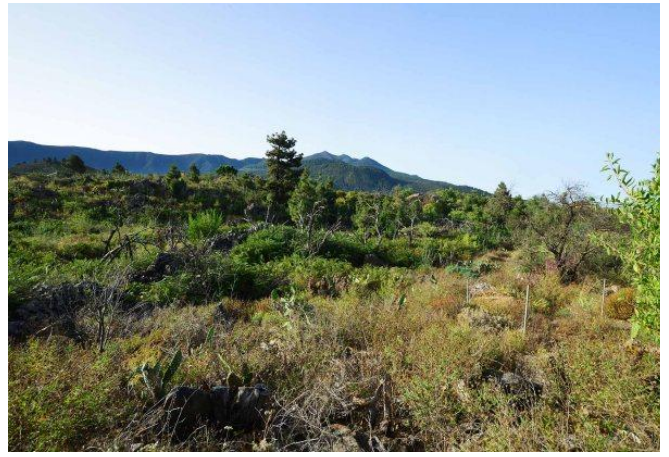
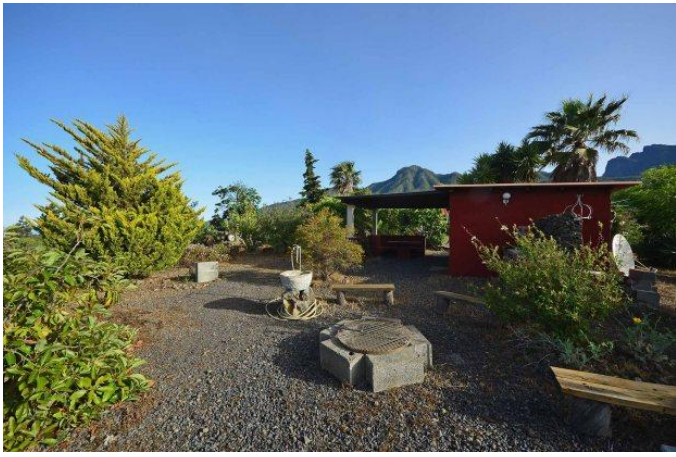












General terms and conditions

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.



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