

A large plot of land with a simple house and outbuildings in a very beautiful natural setting



The plot is situated in a very peaceful, wooded area above Garafía at an altitude of approximately 1,260 metres above sea level and offers beautiful, unobstructed views of the sea and the surrounding countryside, terraces that are ideal for cultivation, and buildings that are well suited for practical use. It is perfectly suited to an agricultural project and for people who truly appreciate the lush green surroundings, the fertile soil, the many opportunities for organic farming, the distinct differences between summer and winter – which are rather unusual for our island – and the absolute tranquillity.

On the plot stands a traditional Canarian house (26 m² floor area), which has been beautifully restored but currently comprises just one bedroom. Plans are in place to extend the property to include a kitchen-diner and a bathroom, bringing the total floor area to up to 15 m².

There is also a typical Palmerian bodega (84 m² floor area) on the site, which can be registered as a residential property. It is divided into a kitchen-diner, a bedroom, a bathroom and a storage and utility room, as well as a surrounding corridor used to store building materials and similar items. In front of the house is a very large covered terrace with a fantastic sea view and the outdoor kitchen with a brick-built barbecue, which is indispensable to us. This building has been painstakingly built into the hillside over recent years and insulated from the hillside by a surrounding corridor, ensuring it remains completely dry and perfectly climate-controlled. The exposed walls were constructed from hand-hewn blue basalt, which

Garafía

C- 3681

built surface area	134 m ²
plot area	15.930 m ²

altitude	1.256 m
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kitchen living	1
bedrooms	2
bathroom	1
storage	1
barbecue	1

built-in kitchen
shower
daylight bathroom
parking space
roofed terrace
terrace

price	280.000 €
plus brokerage	3 %

Location

The property is situated in the north of the island, near Las Briestas, and offers stunning views of the sea and mountains. It is 14 km from the centre of Garafía, which has schools, shops and restaurants; 19 km from the beach at Loma Grande; approximately 5 km from the island's capital, Santa Cruz de La Palma; 60 km from the international airport; and approximately 1.650 km from the nearest nuclear power station.

Development

photovoltaic system
town water
stove heating

contributes both to the excellent climate control and to the classic, natural look.

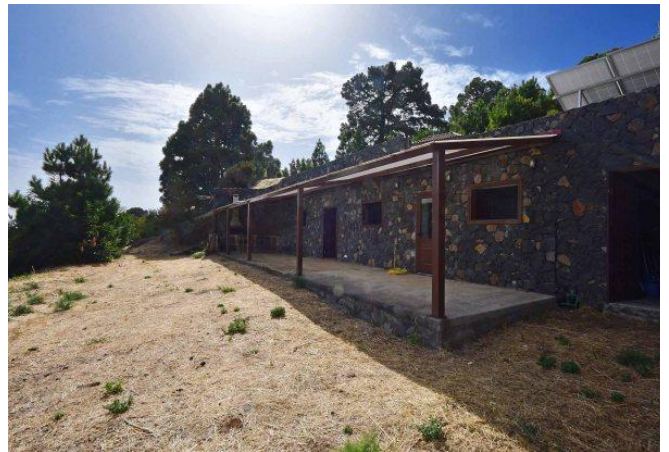
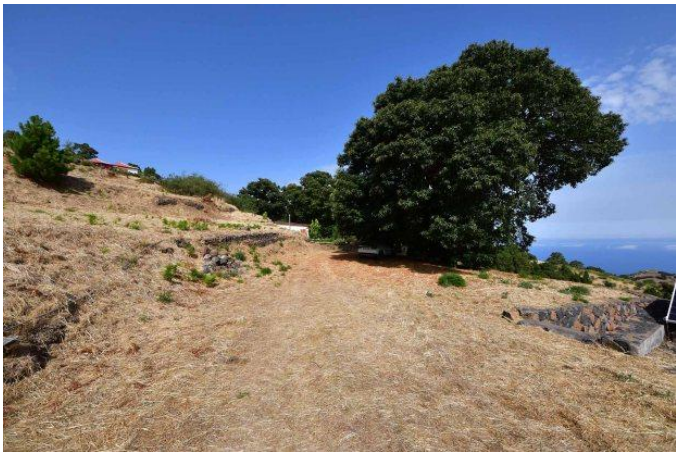
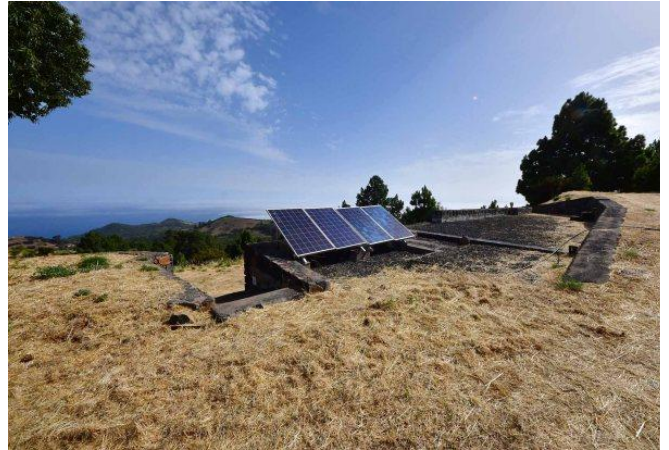
Just below this is another restored farm building (a 'Pajero' with a floor area of 24 m²), which is used as a simple guest bedroom. According to the land-use plan, part of the very large plot (15,930 m²) is designated for agricultural use (approx. 6,500 m²). This area is extensively terraced and has deep, fertile soil. The remaining 9,430 m² are reserved for forestry.

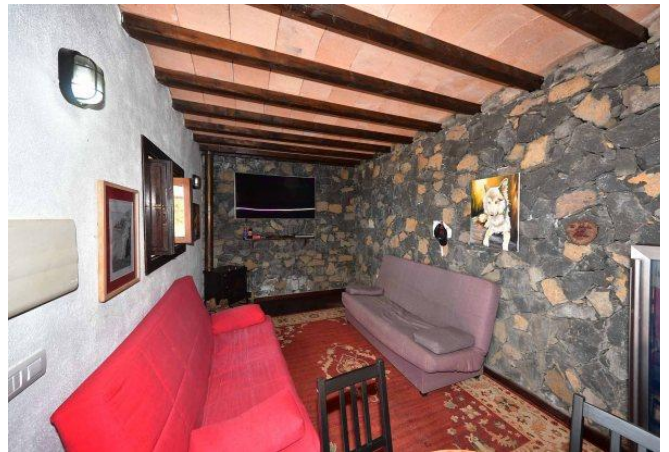
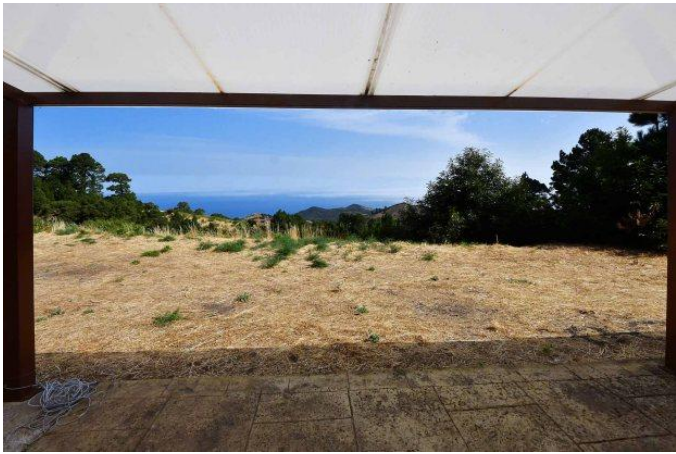
On the terraces, for example, heart-shaped cherries, Boskop apples or walnuts could be successfully cultivated. Whilst this is otherwise unlikely to succeed or even impossible on La Palma, it would promise a good yield here.

The finca is best accessed by a four-wheel-drive vehicle, although it is also possible to reach it by car, provided you have some driving experience. The route takes you along a well-surfaced country road and then along an unpaved public track approximately 900 metres long.

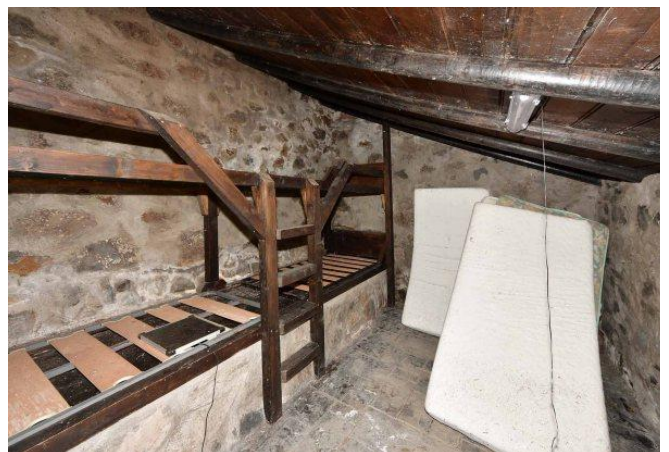
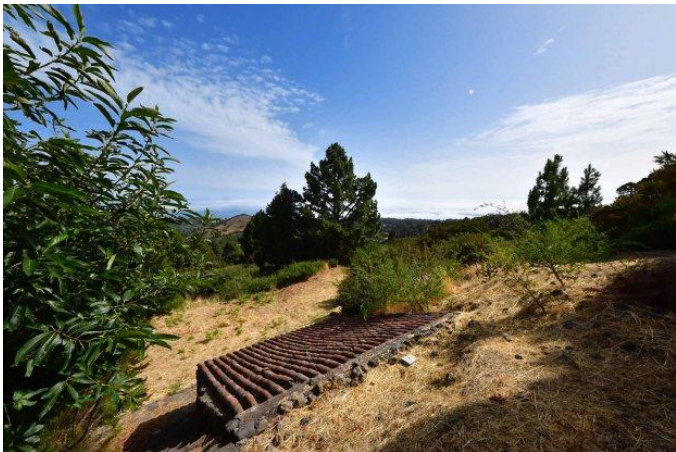
Electricity is supplied by a self-sufficient photovoltaic system (which would, however, need to be upgraded if used as a permanent residence), whilst the water supply has so far come from the public drinking water network. Connection to the private agricultural water network is possible.

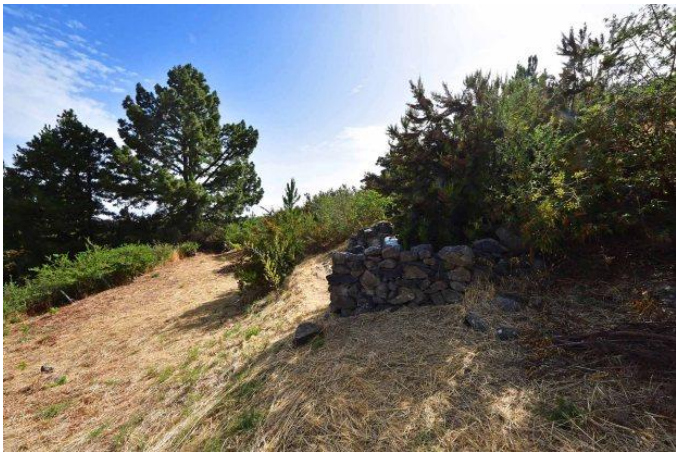
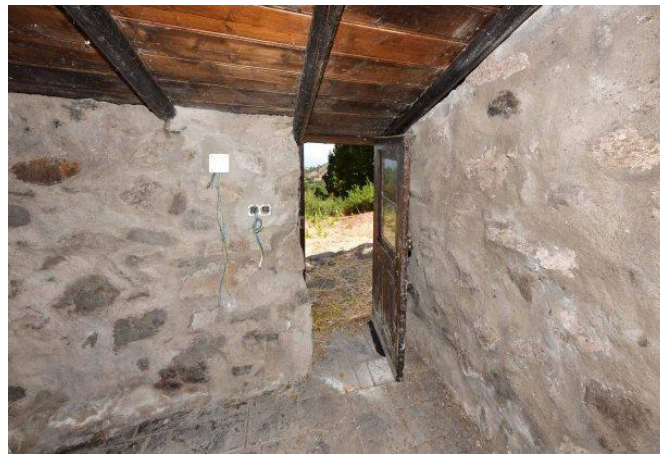
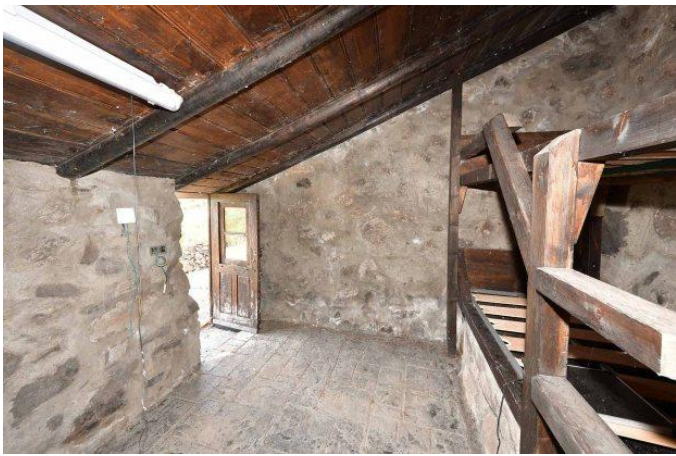


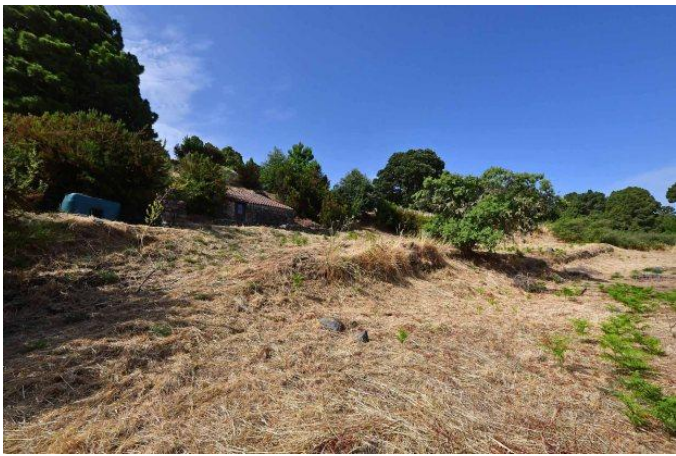


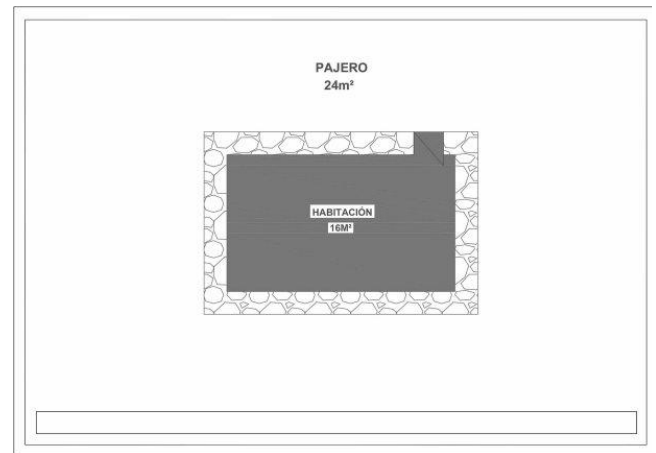
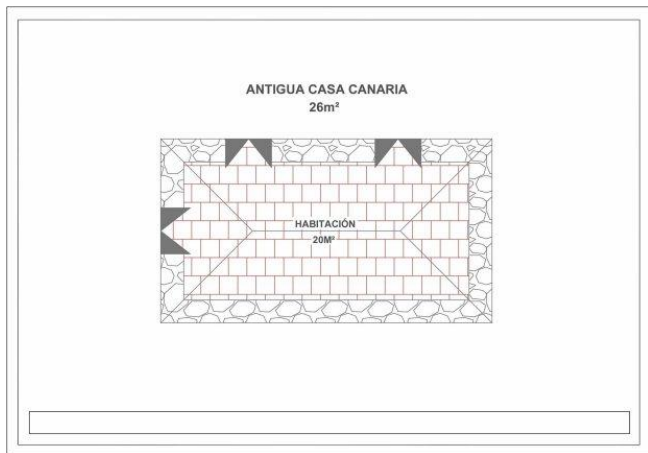
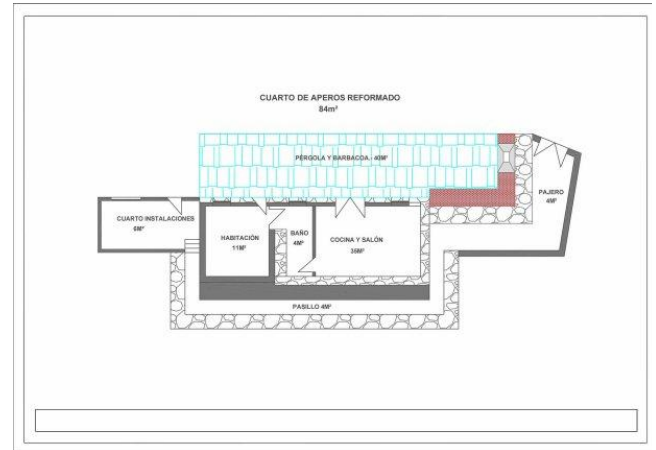
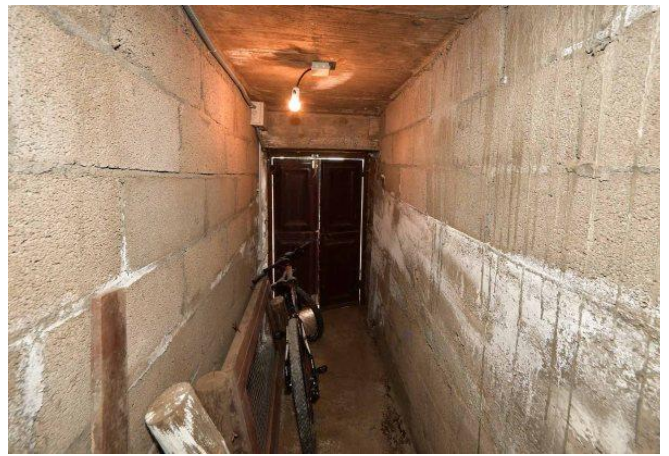












General terms and conditions

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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