

Three-storey residential building in Los Llanos de Aridane with a large roof terrace

Triana

C- 3682



The detached house is situated at an altitude of approx. 340 müNN in Triana, a district of Los Llanos, in a fairly quiet residential area. The ground floor comprises a small entrance hall which leads, on the left, into the large living room with a slightly partitioned-off work area, and on the right into a dining room, which in turn leads into the kitchen and the small but nonetheless useful pantry. From the hallway, you can also access the bathroom and the upper floors. On the first floor, via a gallery and a small hallway, you'll find three bedrooms, a very small bedroom or study, another bathroom, and a balcony with a partial sea view. The gallery also leads to the second floor, which features a fully glazed corridor – which also accommodates two seats – the very large roof terrace with a sea view, the kitchen-diner and a storage room that could also be converted into a small guest bedroom. From the roof terrace, you can access a utility room where the washing machine is installed, so you can hang your washing out with very little walking involved.

The house is in very good condition, even though it dates from the 1970s and, by northern European standards, could do with some cosmetic updates. Technically, it is certainly no longer state-of-the-art, but it is perfectly habitable as it stands. Depending on the number of children, I could imagine knocking down one or two walls to create more space.

The house is connected to the public electricity grid and to the internet via fibre-optic cable. Drinking water is supplied via a so-called 'share water' scheme, the cost of which is included in the purchase price. It would also be possible to switch to the mains water supply; the necessary connections are already in place. The property is

built surface area	149 m ²
plot area	63 m ²
altitude	340 m
living-room	1
kitchen	2
dining room	1
bedrooms	4
bathrooms	2
storage	1

built-in kitchen
bathtub
shower
partly furnished
terrace

price	260.000 €
plus brokerage	3 %

Location

At only 340 metres above sea level in a quiet residential area. Distance to the centre of the secret island capital Los Llanos of Aridane with all shopping and school facilities approx. 1,2 km, to the sandy beach with marina of Tazacorte approx. 6 km, to the island capital Santa Cruz de La Palma and the international airport approx. 29 km and to the nearest nuclear power station approx. 1.660 km.

Development

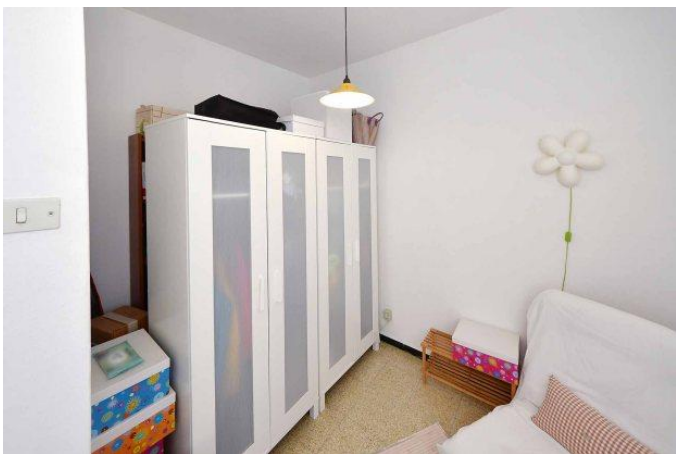
electric grid
water share rented

accessible via a well-surfaced public side road; although it does not have its own parking space, it is usually possible to park on the public road opposite the front door without any problems – certainly within a few metres.

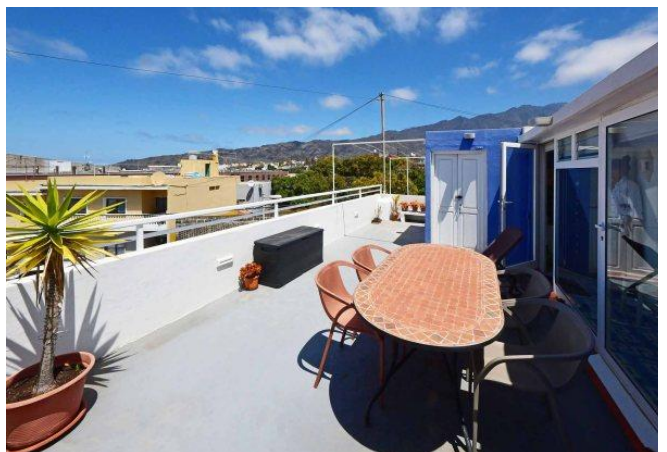














General terms and conditions

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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