

## A small house with a studio and a separate guest bedroom in a very beautiful natural setting near Santo Domingo

Santo Domingo C- 3683



Situated above the village of Garafía / Santo Domingo, this studio-style house, newly built in 2011, features an internal courtyard and a historic natural stone building that is used as a separate guest room. The property consists of a spacious, high-ceilinged room incorporating a light-filled living, dining and kitchen area, as well as a bathroom, on the ground floor. A mezzanine sleeping area provides accommodation for one or two people. The property can be used either as a holiday home or as a permanent residence. A small courtyard (patio) connects the main house with the historic building, which serves as a separate guest bedroom.

The house was constructed in 2011 to a very high standard of craftsmanship, partly using traditional natural stone construction with hand-cut blue basalt. Electric underfloor heating has been installed on the ground floor. Domestic hot water is provided by an electric boiler located in a small plant room built behind the house.

The approximately 1,400 m<sup>2</sup> garden has been left in a natural state and offers ample space for landscaping and planting projects, as well as parking for several vehicles.

The property is connected to the public electricity and mains water supply. A fibre-optic connection for internet access is already available on the plot and can be activated with ease. Access is via a predominantly well-maintained, tarmac-surfaced public side road. A short section is paved with natural stone, but it can be negotiated without difficulty in a standard passenger car.

built surface area	47 m <sup>2</sup>
plot area	1.437 m <sup>2</sup>

altitude	570 m
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rooms	2
bedrooms	1
bathroom	1
studio	1
engineering room	1

built-in kitchen
shower
daylight bathroom
not furnished
seperate guest area
bright rooms
parking space
terrace

<b>price</b>	<b>185.000 €</b>
plus brokerage	3 %

### Location

Just above the village of Santo Domingo in a wonderfully quiet location at only 570 m above sea level. Distance to the village centre with some shopping and school facilities approx. 1 km, to the seaside resort of Fajana approx. 36 km, to the sandy beach and sports boat harbour of Tzacorte approx. 44 km, to the capital Santa Cruz de La Palma approx. 58 km, to the international airport approx. 64 km and to the nearest nuclear power station approx. 1.660 km.

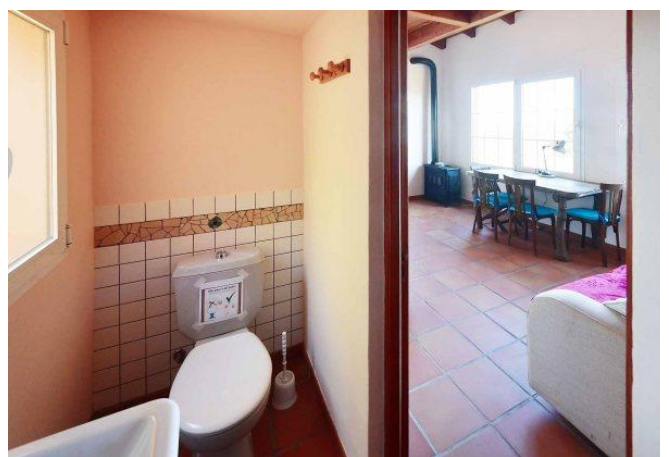
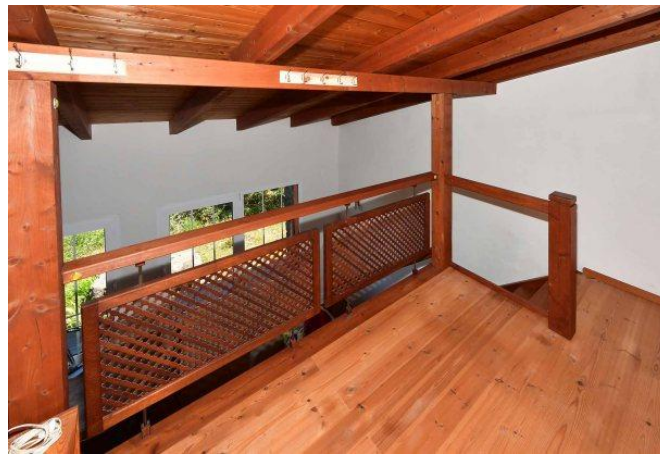
### Development

electric grid  
 town water  
 stove heating  
 floor heating

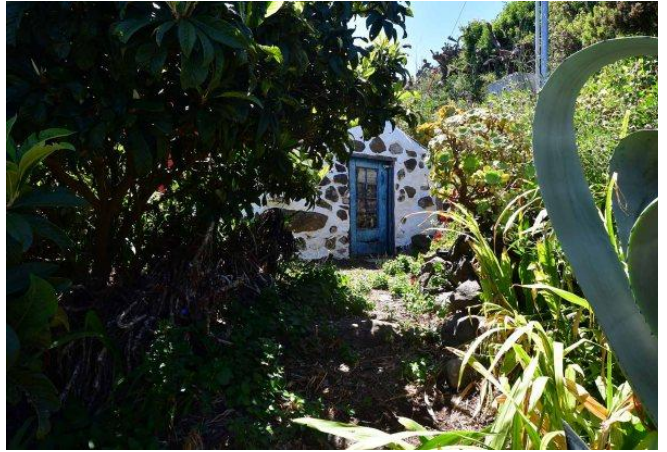
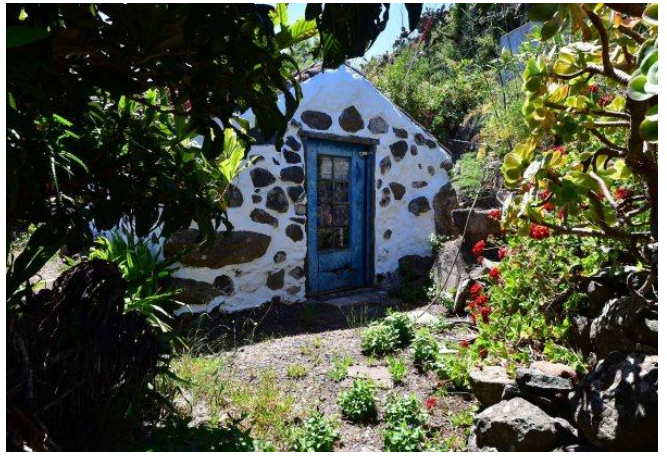
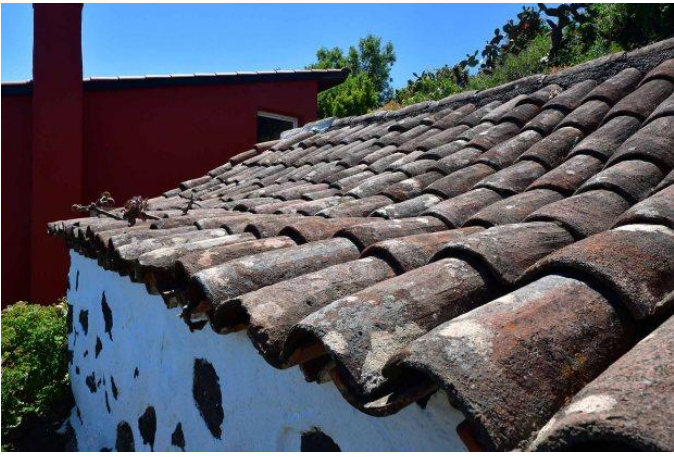


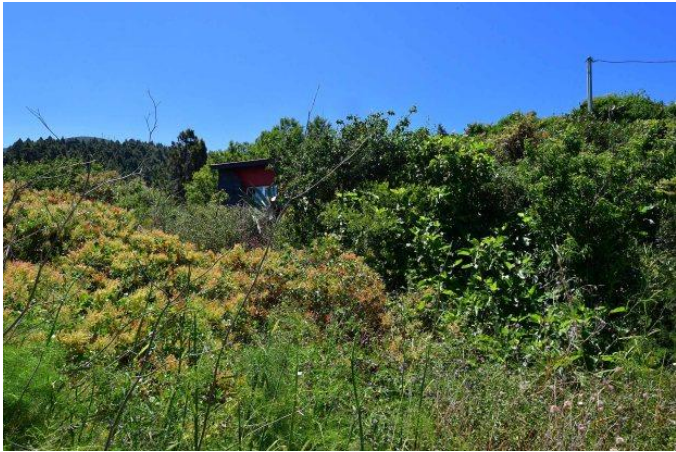












## General terms and conditions

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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