

A lovingly designed Canarian finca in very good condition, with a large plot of land and a fantastic, unobstructed sea view

Garafía

C- 3685



This finca, furnished with great attention to detail, is nestled amongst lush greenery and graceful trees at an altitude of approximately 480 metres above sea level. The breathtaking sea view stretches across the particularly varied landscape of this rich and unspoilt region of La Palma.

The original traditional Canarian houses (the main house and the 'pajero') have been meticulously restored, and a new extension has been added to the historic structure to provide additional living space.

The main house (115 m² floor area) is laid out in an L-shape around the partially covered terrace and comprises a living-dining room, a very large living-bedroom with numerous classic Canarian windows overlooking the Atlantic and the typically cosy exposed timber roof trusses, a bathroom, a separate toilet and a kitchen. On the semi-basement level, there is also a storage room which could serve as a second bedroom or study. Just below the main house stands another two-storey historic natural stone house (34.7 m² floor area), which houses a guest bedroom on the ground floor and a workshop in the semi-basement.

All the rooms have been designed with great care, restored to a high technical standard and exude plenty of Canarian charm. Behind the main house is a water tank with an attached sauna and a shower room, with enough space for an exercise bike. Although the water tank is home to goldfish, it is also popular as a swimming pond.

built surface area	191 m ²
plot area	8.495 m ²

altitude	490 m
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living-room	1
bedrooms	2
bathroom	2
seperate WC	1
storage	1
workshop	1
kitchen with dining area	1
dressing room	1
pantry	1
sauna	1

partly furnished
seperate guest area
garage
old tree population
fruit-tree population
roofed terrace
sauna
built-in kitchen
bathtub
shower
daylight bathroom
Chicken coop

price	520.000 €
plus brokerage	3 %

Location

The finca is situated in an idyllic, secluded location just 480 metres above sea level, slightly north of the municipality of Garafía. It is approximately 3 km from the village centre, which offers some shopping and schooling facilities, to the nearest swimming spot, 'El Puerto de Santo

The entire plot has been cleared and is mowed regularly; it is also fully fenced, providing ideal conditions for keeping animals. On the fully terraced site, there is also a brick-built henhouse (which is currently used as a storage room for garden tools). An impressive array of fruit trees (including avocado, almond, Japanese medlar, mango, olive, orange, lemon, fig, plum, pear, pomegranate and pepper) and native dragon trees provide an idyllic variety of plant life, all of which has been maintained using exclusively organic methods.

The very large plot, measuring just under 8,500 m², consists of two parcels, the majority of which (approx. 5,900 m²) lie within an agricultural settlement area, meaning there is still some scope for development and further buildings or extensions could be approved. However, the entire surrounding area is zoned for purely agricultural use or landscape conservation, ensuring that the wonderful views of nature and the sea, as well as the absolute tranquillity, are preserved.

The property is, of course, connected to the public electricity and drinking water networks and has a SIM-based internet connection. In addition to the municipal irrigation water, share-based water is available for garden watering, which is billed according to consumption. It is accessible via a public side road that is easily accessible by a standard car. A parking space and a garage (25 m² floor area) are provided.

Domingo', approx. 11 km; to the sandy beach and marina at Tzacorte, approx. 46 km; to the capital, Santa Cruz de La Palma, approx. 64 km; to the international airport, approx. 70 km; and to the nearest nuclear power station, approx. 1.660 km.

Development

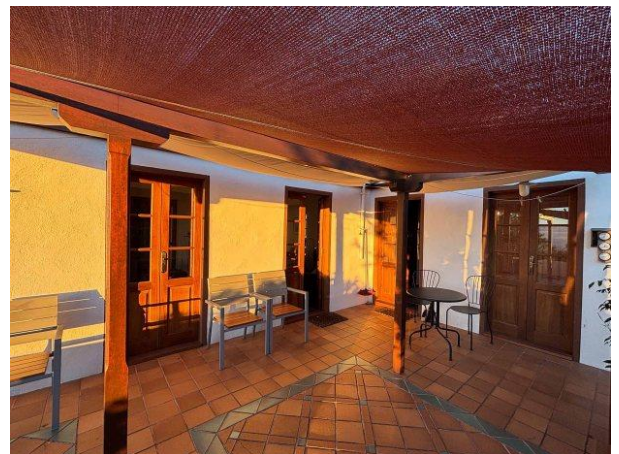
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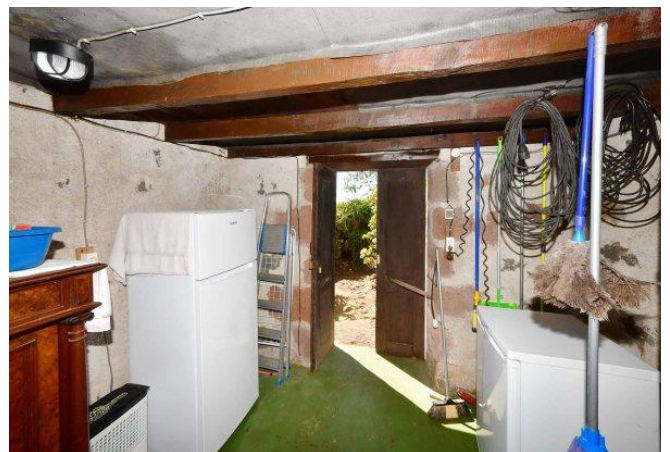






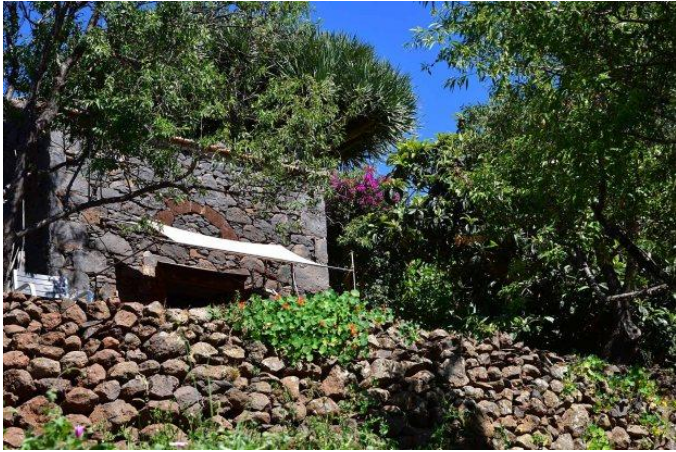
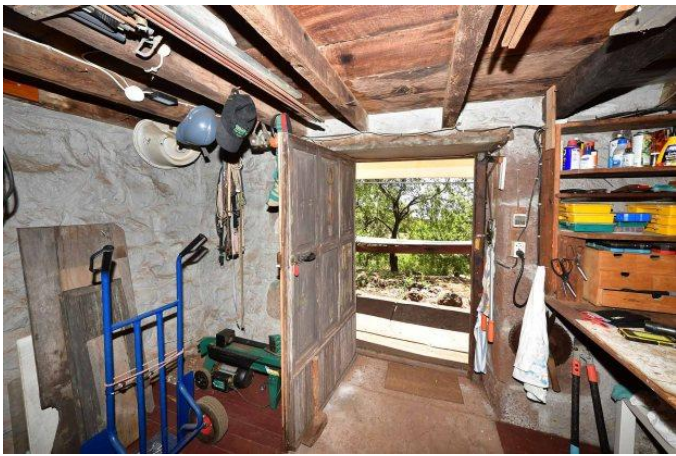


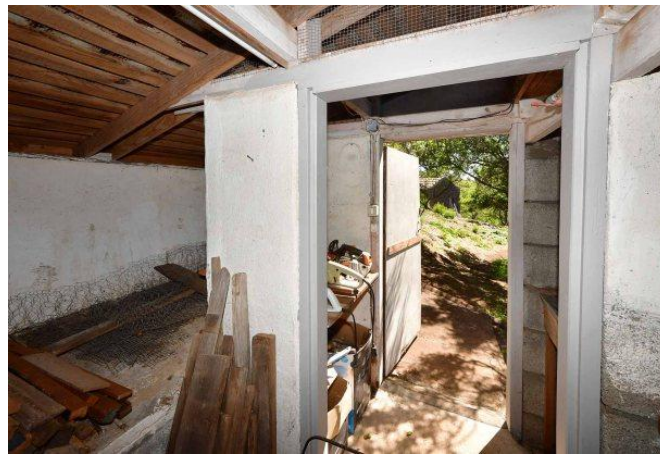
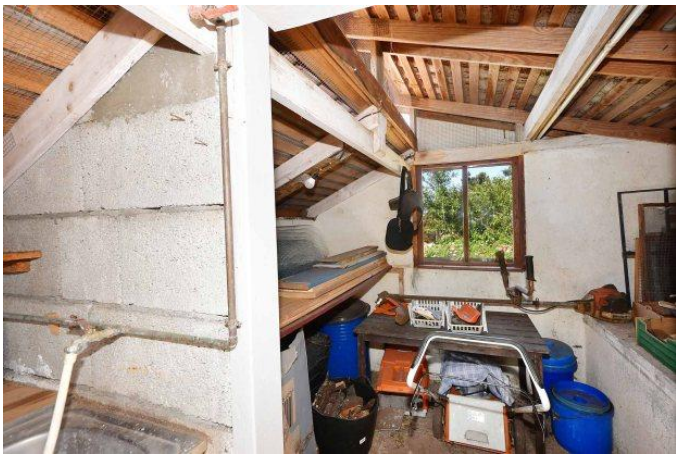




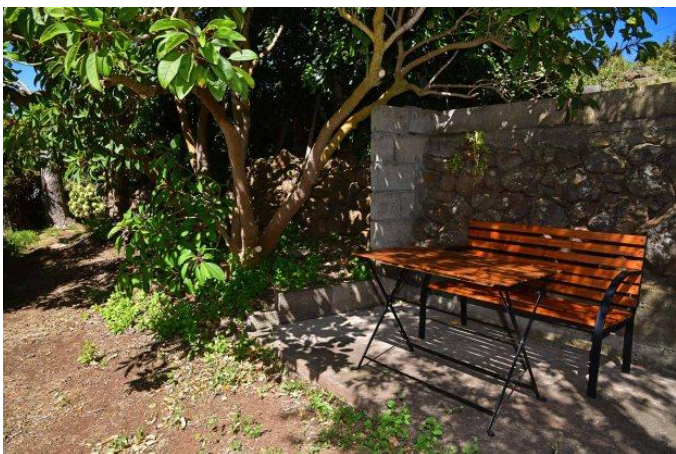




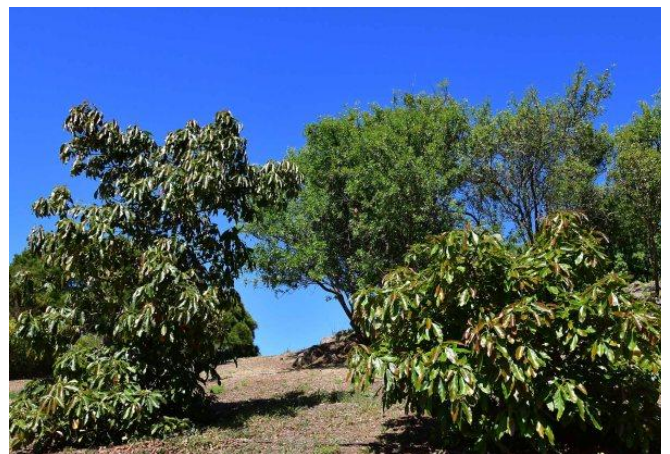
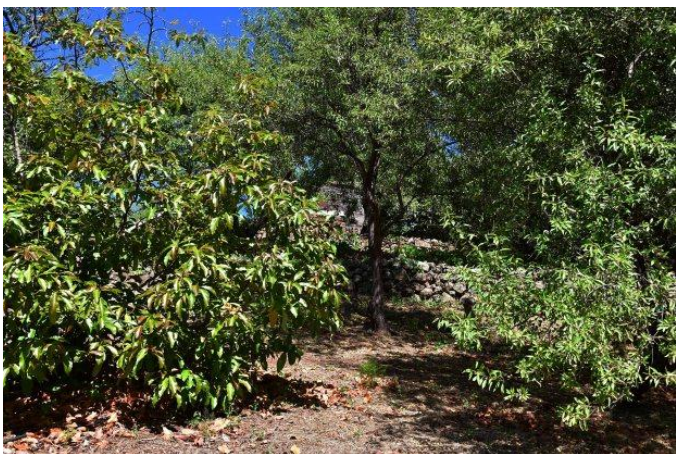
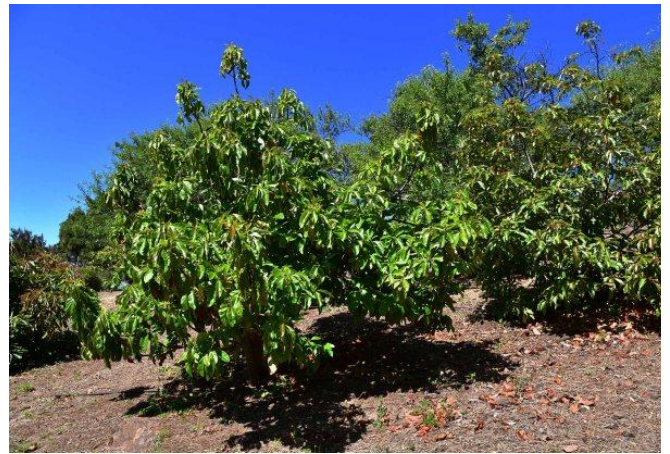


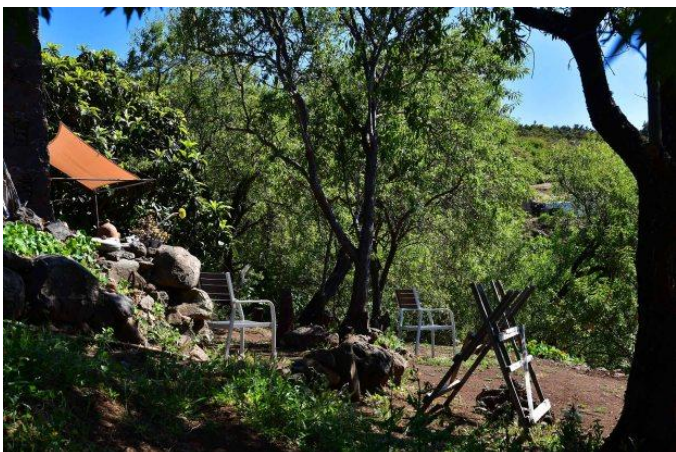
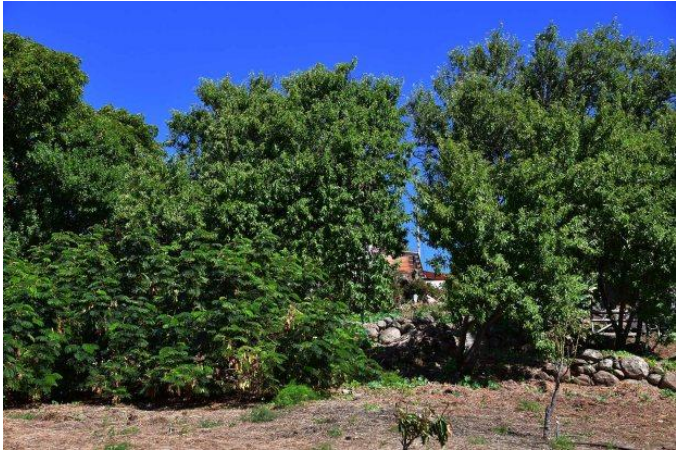


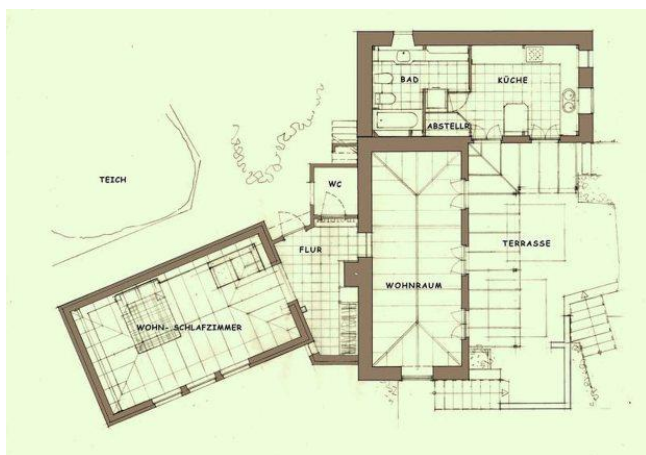












General terms and conditions

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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