

Spectacular property with a swimming pool in Tacande

Tacande

C- 3693



If you like an unconventional yet coherent and authentic design, this property could be a real option for you – I certainly took an instant liking to it.

With a sure hand, the owners have transformed two adjoining houses into a spacious home that is a delight to live in.

The south-west-facing terrace serves as the main reception area, where you can sit together and dine, swim in the pool (17.5 m²) or sunbathe. A small but fully covered and shaded seating area adjoins the north side, meaning that in this outdoor space, a cosy spot is always just a few steps away, whatever the season or how you feel about the temperature. Adjoining this terrace is a living room which is fully glazed from floor to ceiling on three sides. Roller blinds fitted to all the windows allow you to adjust the amount of sunlight to suit your individual needs, whilst the wooden ceiling and wooden floor create a cosy atmosphere. The steel framework of the glazed walls is somewhat reminiscent of late 19th-century industrial architecture: it is certainly unpretentious. This stylistic element is also reflected in the very large conservatory adjoining it on one side, which, bathed in light with its spacious dining area, seating and plenty of room, invites you to do all sorts of things: reading, engaging in artistic pursuits, or even celebrating and dining with a large circle of friends...

Here, too, the wooden floor allows you to walk barefoot without getting cold feet and lends the room a cosy feel. The house used to feature so-called 'baldosas hidráulicas' – a Spanish invention of handmade floor tiles that also made their

usable area	192 m ²
built surface area	159 m ²
plot area	2.400 m ²

altitude	665 m
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living-room	1
kitchen	1
bedrooms	2
bathroom	1
seperate WC	1
wintergarden	1
engeneering room	1
hallway	1

pool
built-in kitchen
bathtub
shower
daylight bathroom
parking space
carport
roofed terrace
shed
terrace

price	590.000 €
plus brokerage	3 %

Location

A very quiet location south of El Paso, in the lower part of the Tacande district. Distance to the centre of El Paso, with all its shopping and school facilities, approx. 2.5 km; to the 'secret capital' of Los Llanos, approx. 7 km; to the sandy beach and marina at Tazacorte, approx. 9.5 km; to the international airport, approx. 25 km; and to the nearest nuclear power station, approx. 1.660 km.

way into Germany's major cities in the early 20th century. The tiles that were still in good condition after the complete renovation were used here as a border around the wooden floor, as well as on an outdoor terrace adjoining the conservatory and on the two external staircases leading to the roof terraces.

Just a stone's throw from the dining area lies the kitchen: equally unconventional and well thought-out. The wooden floor once again creates a link to the living and dining rooms; however, granite has been laid in the work area, which is also featured in the worktops and as a wall mirror in the hob area, where it is even backlit. Not a single right angle disrupts the harmonious lines – which was probably a challenge for the craftsmen involved, but a delight to the eye. A two-person dining area in the kitchen is certainly very practical for cooking together and enjoying a quick breakfast for two.

The conservatory, as the central hub of the house, leads on one side to a small guest bedroom or study and a guest bathroom, and on the other side to the very spacious master bedroom, which also features cosy, barefoot-friendly wooden flooring and a large en-suite bathroom. The master bathroom is fitted with a double washbasin, a shower and a corner bath with massage jets. From the conservatory, you can also access a patio (courtyard) that is almost entirely covered – partly with glass and partly with roof tiles – featuring planting areas and historic floor tiles.

At the far end of the conservatory, there is a floor-to-ceiling glazed exit leading to a small but well-shaded terrace, which serves as the access point to the roof terrace, from where you have a wonderful view of the Cumbre and all the way to the sea. The second building has also been fitted with a roof terrace, from which you can enjoy the view of your garden and the Tajogaite volcanic hill, which was formed in 2021.

On the north side of the house (159 m² floor area) is a storage or workshop room, solidly built from galvanised sheet metal. The garden is well established with mature trees and beautifully landscaped. The garden paths and terraces are partly paved with Solnhofen slabs – a building material that may seem rather exotic for our island, but is very popular, as it is not only very non-slip (it does rain here from time to time, after all), but, above all, heats up much less in the sun than the local natural stone slabs made of blue basalt. In the garden, the planting and the well-thought-out layout provide plenty of very different spots for relaxing.

The property is fully fenced, with the exception of an outdoor area which is mainly used as a car park and also offers ample parking spaces for guests. A carport with a tiled roof (15.5 m²) has been built for the owners within the fenced-in section of the property.

The property is connected to the public electricity grid and the private 'Galerie' water supply network. A water tank with a cover, constructed from natural stone and concrete, is available for garden irrigation; drinking water is stored in a separate,

Development

electric grid

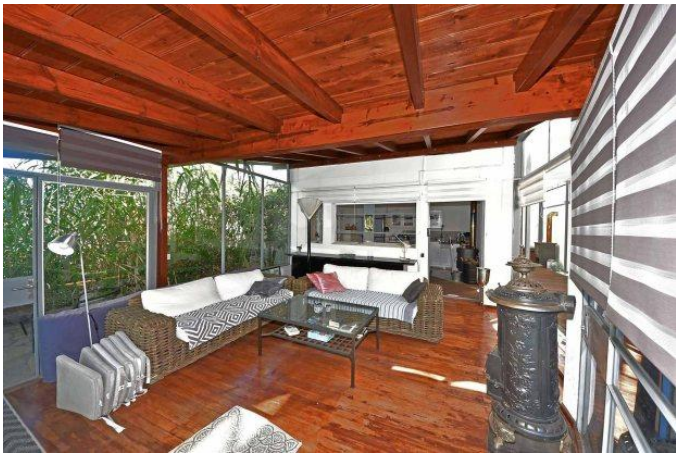
wood-burning fireplace inserts

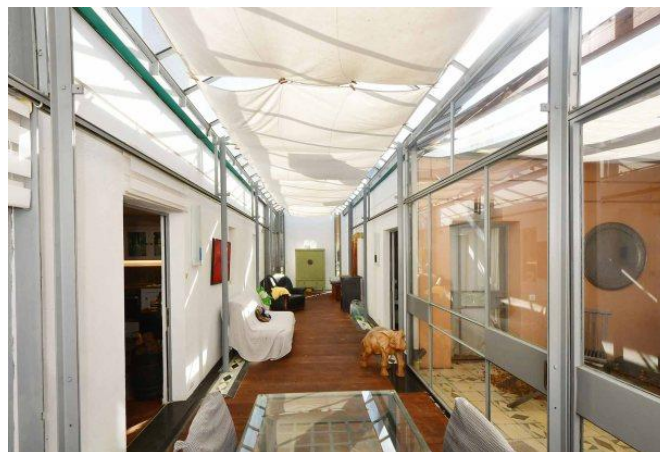
climate control unit with heating

water share included

hygienically sound tank and is constantly replenished. Internet access is provided via microwave link; satellite TV is pre-installed and can be put back into operation.

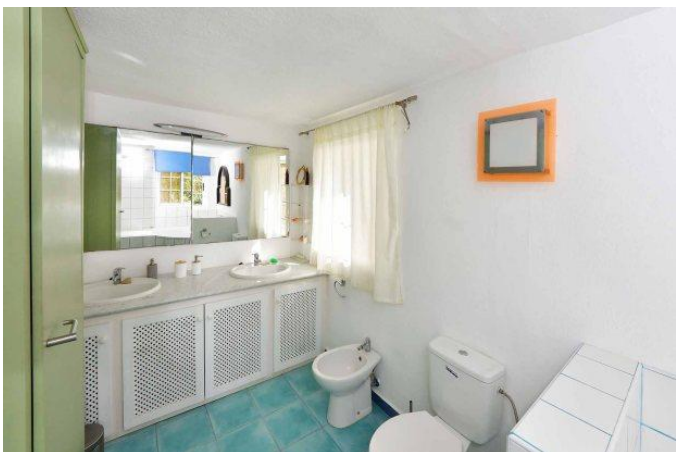
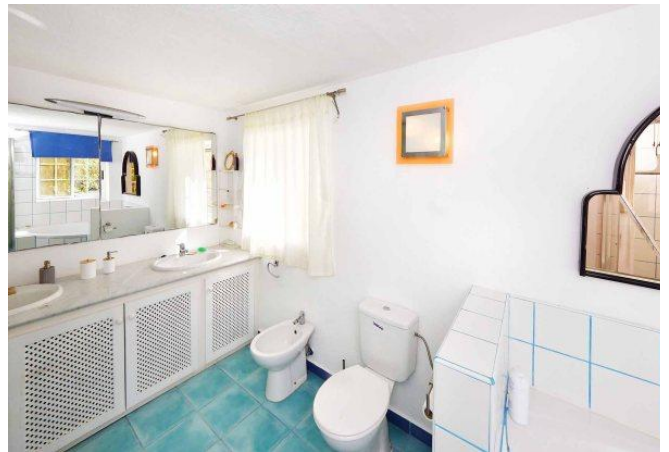
The 'Galerie' water, valued at approximately 17.000 euros, is included in the purchase price. Some renovation work would certainly be advisable, depending on personal taste. Both factors have been taken into account in the purchase price.

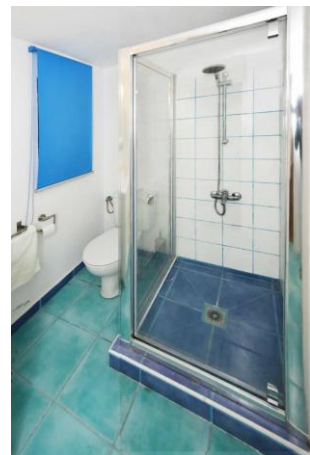


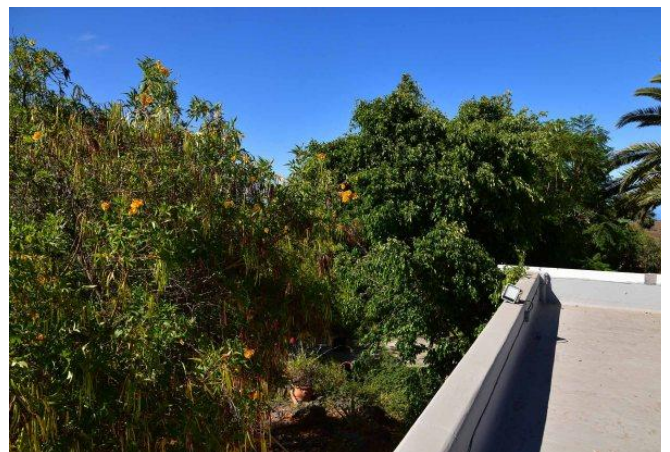
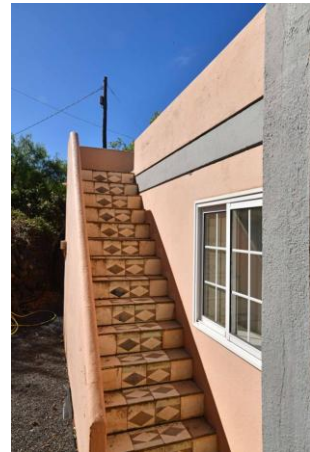


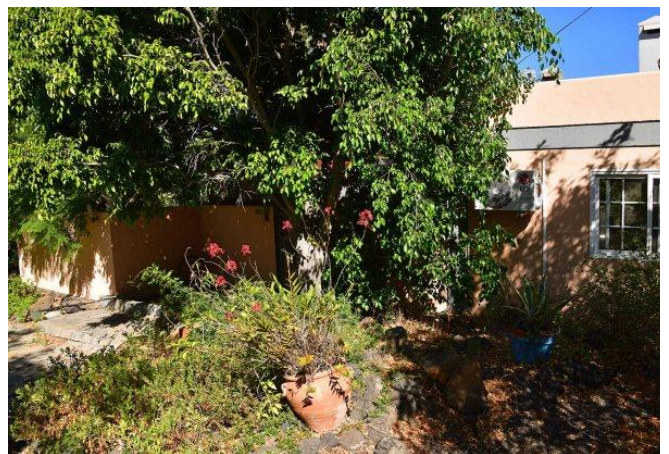
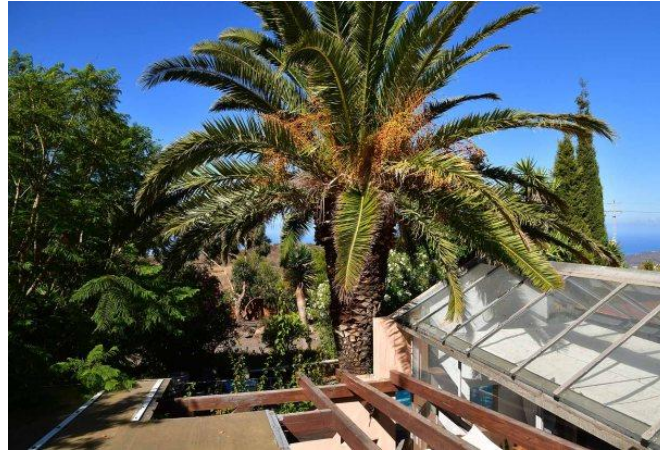
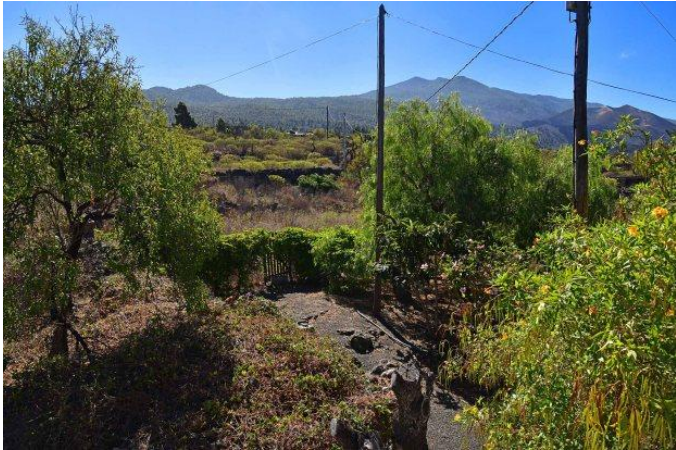


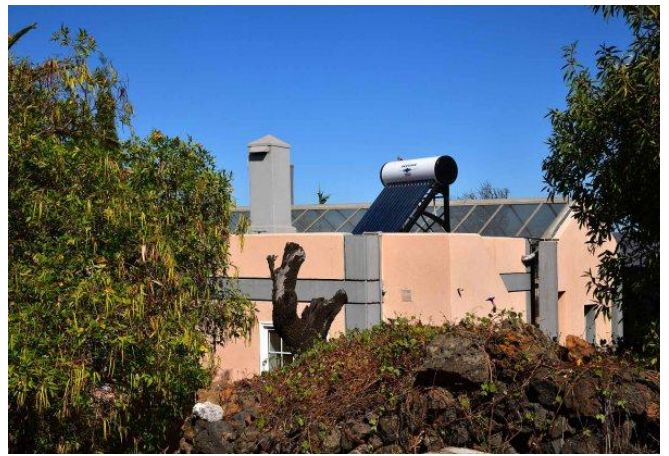


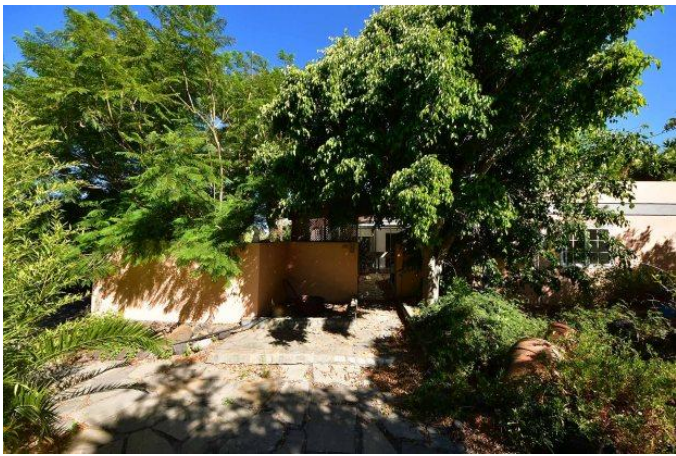


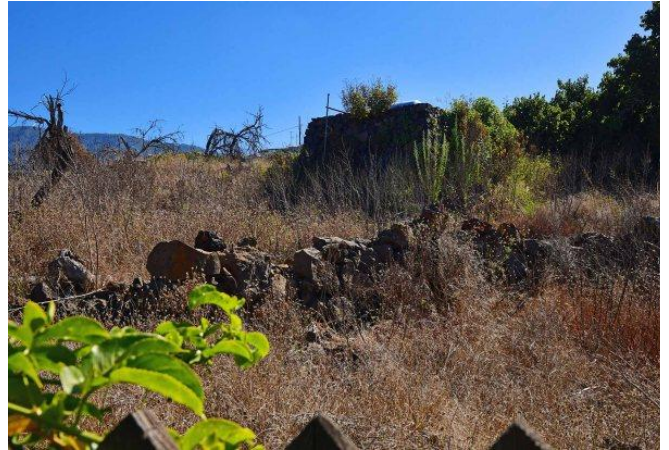
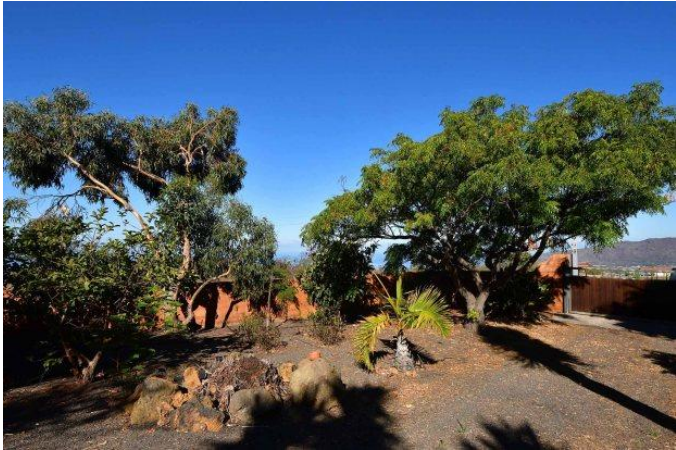
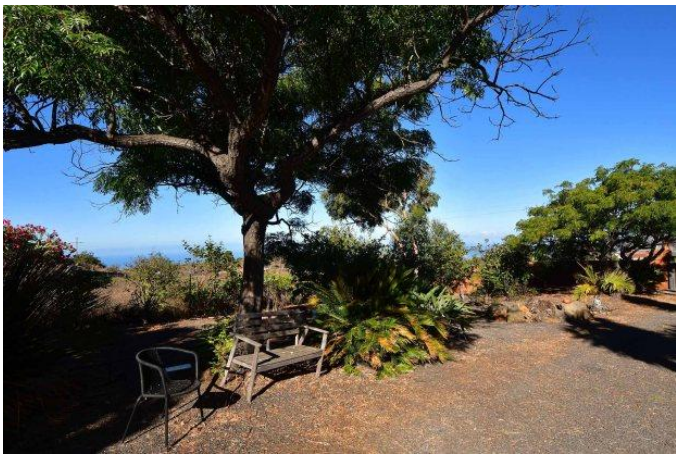












General terms and conditions

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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