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Large walnut plantation in Hoya Grande for agricultural and tourist use

Hoya Grande T- 3655



The plot, which covers around 1.5 hectares, is well terraced and was planted with high-yielding walnut trees across an area of approximately 6,500 m² in the 1990s. The remaining area can also be used for agricultural purposes or developed with holiday accommodation.
It is situated at an altitude of approximately 1,100 metres above sea level on a public road that is easily accessible by car.

plot area	14.995 m²
altitude	1.117 m

price	**85.000 €**
plus brokerage	3 %

Location

Very quiet with few neighbours, situated at 1,100 metres above sea level in the hamlet of Hoya Grande – part of Garafía – with sea views. Distance to Puntagorda, with plenty of shopping facilities, bars and restaurants: approx. 12 km; to Santo Domingo, with shopping and schools: approx. 14 km; to the island's 'secret' capital, Los Llanos de Aridane: approx. 60 km; to the capital, Santa Cruz de La Palma, and the international airport: approx. 70 km; and to the nearest nuclear power station: approx. 1,660 km.





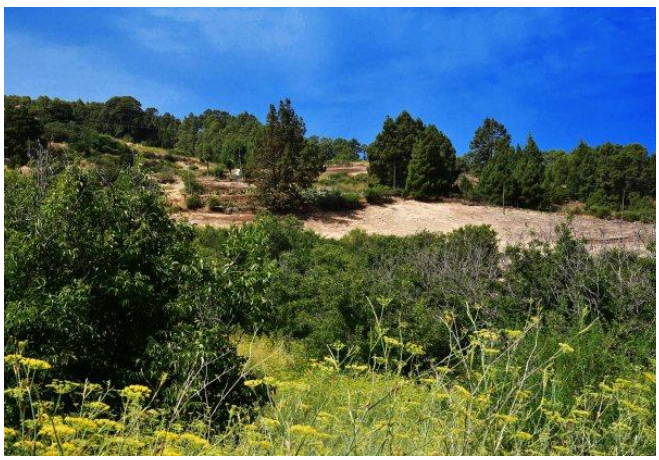


































General terms and conditions

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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