

## Historic, perfectly restored townhouse in the old town of Tazacorte Pueblo with tourist rental licence

Tazacorte

C- 3535



The house was completely renovated in 2022/23 and is in as-new condition.

It is located in the "upper town" of Tazacorte (Tazacorte Pueblo), in the middle of the popular old town quarter which has preserved the authentic palmerian flair. On the ground floor there is a kitchen with dining area, a small bedroom or study and a spacious bathroom with floor-level shower, as well as a small technical room or storage room. A staircase leads to the first floor, which accommodates the master bedroom, and a staircase to the second floor, which houses the roof terrace with beautiful views over the old town to the Atlantic Ocean. Although in the middle of the old town, it is wonderfully quiet here, because the old town has been completely traffic-calmed or converted into a pedestrian zone. However, access to the house is only possible on foot, the distance to the next parking space is horizontally approx. 45 m, vertically approx. 13 m via a romantic alley with stairs.

The house is ideally suited as a holiday home for northern Europeans who are plagued by bad weather or retirees who would like to spend the winter here, because there is one thing you certainly do not need in Tazacorte: heating.

It is also very well suited for tourist use, the old town is very popular with our guests. A tourist rental licence "Vivienda Vacacional" is included in the purchase price. The tourist occupancy is excellent. The house is of course connected to the public electricity and drinking water network, fibre optic internet is possible, SAT-TV is available. It is offered completely new furnished and can be taken over immediately.

living area	66 m <sup>2</sup>
built surface area	71 m <sup>2</sup>
plot area	61 m <sup>2</sup>
altitude	115 m
rooms	3
kitchen living	1
bedrooms	2
bathroom	1
engineering room	1
built-in kitchen shower well furnished on top terrace	
<b>price</b>	<b>299.000 €</b>
plus brokerage	3 %

### Location

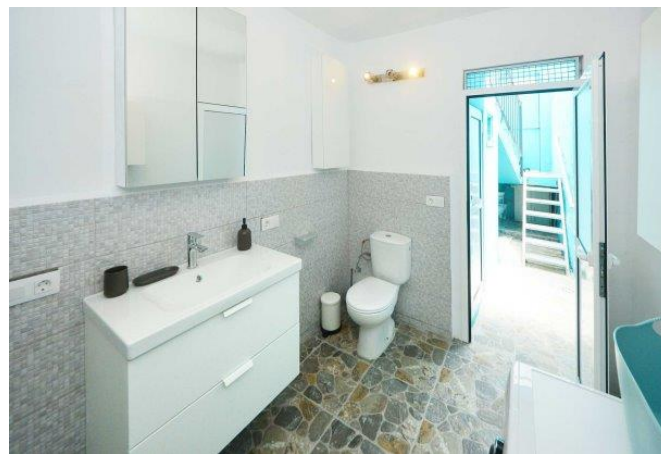
In the picturesque old town of Tazacorte Pueblo at only 166 m above sea level. Distance to the next grocery shop approx. 140 m, to the plaza with further shopping possibilities, restaurants, street cafés and town hall approx. 550 m, to the sandy beach and the marina of Tazacorte Puerto approx. 2 km, to the secret island capital Los Llanos de Aridane with all shopping and school possibilities approx. 5 km, to Santa Cruz de La Palma and the international airport approx. 31 km and to the next nuclear power station approx. 1.660 km.

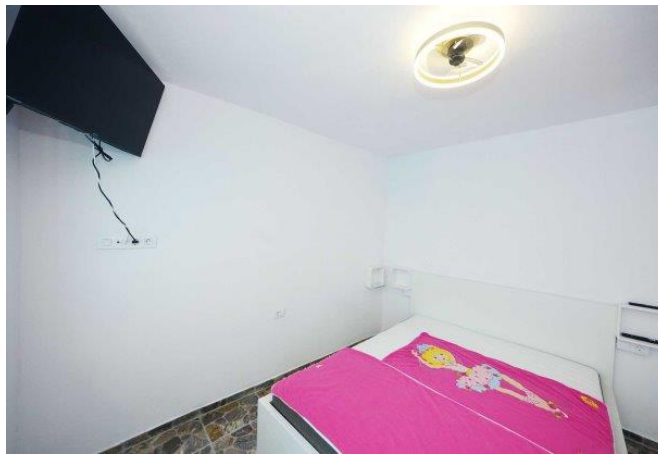
### Development

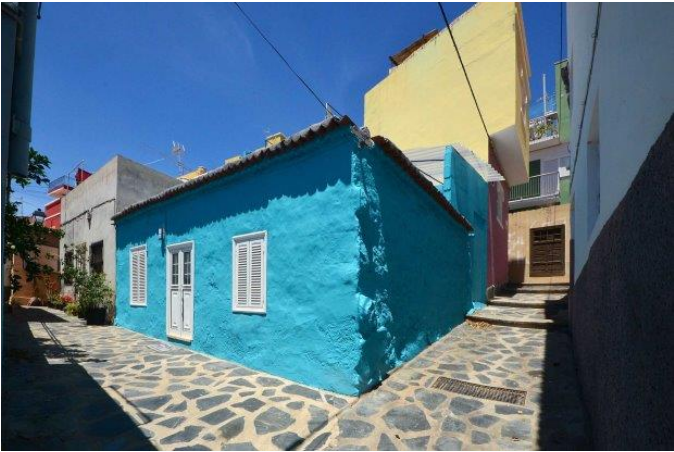
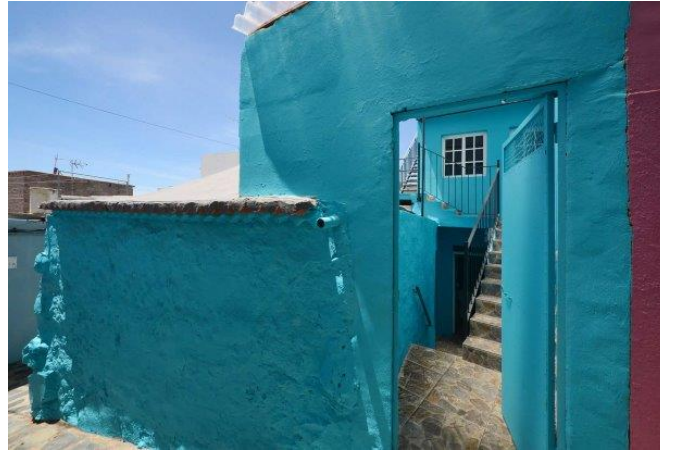
electric grid  
 town water  
 SAT-TV  
 letting license  
 internet fibre optic possible

The upper floor could be extended by adding a kitchen/living room with planning permission. Currently an architect is still re-measuring the current building area, there may be small differences to the indicated area, which we will correct as soon as the measurement is available.









## 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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