

Very large property in beautiful natural location of Tacande

Tacande

C- 3119



Are you looking for absolute tranquillity? You love green meadows, forests and flowers? You would like to enjoy the sunset over the Atlantic and still not do without Northern European living quality? Then you should have a look at this finca!

On the one-hectare site there is a villa that was completely renovated in 2009 and raised to western quality standards. It is completely built on one level and almost barrier-free. On approx. 194 m² floor space of the main house there is a very large living and dining room with a round, very large oriel in which the dining table is located and from which you can enjoy the wonderful view of the Atlantic Ocean. The large living area is followed by another living room (or music room or library or third, very large bedroom... there are many possibilities). The well-equipped kitchen with solid wood built-in furniture and a spacious cooking island, as well as a small breakfast area and a winter garden, and the other two bedrooms and two bathrooms can be accessed via a corridor with built-in cupboards.

A workshop building with approx. 90 m² floor space, which can easily be converted into a separate guest house, contains a bright workroom with a wonderful view and two further, large work or storage rooms as well as a utility room for the washing machine and an adjacent winter garden.

The small, round pool is completely invisible and offers absolute privacy. Next to the pool is a technical house, which contains the pool technology and still offers space for garden tools or similar, as well as an outside shower.

A large greenhouse imported from Germany and beautifully laid out raised beds provides self-sufficiency with fresh vegetables and salads. The very large plot of land, some of which has fixed paths, still offers plenty of space for your own planting rooms and, above all, plenty of

built surface area	284 m ²
plot area	10.035 m ²
altitude	750 m
rooms	9
living-room	1
kitchen	1
dining room	1
bedrooms	3
bathrooms	2
studys	2
utility room	1
storage	1
wintergardens	2
pantry	1

pool
built-in kitchen
shower
daylight bathroom
not furnished
bright rooms
parking space
old tree population
fruit-tree population
engineering house
terrace
separate guest house

price	750.000 €
plus brokerage	3 %

Location

Very quietly on 750 m above sea level in the district Tacande of the municipality El Paso with a wonderful view over the Aridane valley to the Atlantic Ocean and the mountains. Distance to El Paso with shopping and school facilities approx. 3 km, to Los Llanos with all shopping and school

distance to your neighbours.

The house was developed with an asphalted private road, which was built to a large extent on the own property and belongs to the object. During the renovation, great importance was attached to the use of ecological building materials, all windows and doors were renewed and equipped with double glazing, the interior doors completely replaced by new solid wood doors, the entire house equipped with a gas central heating and the floors renewed and uniformly tiled. Fireplace stoves are available for cosy evenings.

The property is of course connected to the public electricity, telephone, city water and private water network, Internet connection and SAT-TV are part of the equipment.

facilities approx. 8 km, to the beach and marina of Tzacorte approx. 12 km, to the international airport approx. 30 km and to the next NPP approx. 1.640 km.

Development

photovoltaic system
electric grid
water shares
town water
conventional telephone network
internet access
SAT-TV
gas central heating
wood-burning fireplace inserts
solar warm water system
cistern



























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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