

## Very large finca for nature and tranquillity lovers with guest house and organic farming

Valencia

C- 3496



Are you looking for absolute peace and quiet, a marvellous view on all sides, green woodland and a park-like garden? But can it get a bit chilly in winter and are you impressed by the lush plant growth? This finca is uniquely beautifully situated in the protected landscape area on the edge of the Caldera de Taburiente National Park on the southern slope of the mighty Bejenado in the middle of the magnificent pine forest, which exudes its incomparably fresh scent. The plot of almost 13,000 m<sup>2</sup> was partly laid out like a park and is located at the end of a cul-de-sac. It houses an approx. 200 m<sup>2</sup> house with a large living room with tiled stove, conservatory, kitchen, dining room, 2 bathrooms and 3 bedrooms as well as a utility room. Around 20 metres away is the approx. 45 m<sup>2</sup> guest house with kitchen, bathroom and bedroom next to a very large water tank, which is also used by the owners for bathing. The garden has been lovingly landscaped with palm trees, spacious lawns, fruit and ornamental trees and vegetable areas, is exclusively organic and completely enclosed. Pigs, chickens and peacocks feel particularly at home here and can be partially taken over if you are interested. You will find a rustic seating area in natural shade under a huge Canary Island pine tree. Several sheds for garden tools, accommodation for the animals, as well as animal enclosures and stainless steel drinking water tanks and a garage with a floor area of approx. 24 m<sup>2</sup> make the property ideal for self-catering. Due to its unique natural location, far away from the nearest power cable, the finca is self-sufficient in energy thanks to a professionally designed and installed photovoltaic system. Two inverters with 3 kW each ensure a normal power supply with 230 V alternating current, they are fed by 24 solar batteries with 770 Ah each, i.e. a total output of theoretically around 36 kWh, of which only 12 kWh should be used

built surface area	264 m <sup>2</sup>
plot area	12.945 m <sup>2</sup>

altitude	1.040 m
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rooms	7
living-room	1
kitchen	1
kitchen living	1
dining room	1
bedrooms	4
bathrooms	3
wintergarden	1
engineering room	1

built-in kitchen
daylight bathroom
partly furnished
bright rooms
parking space
garage
old tree population
fruit-tree population
on top terrace
separate guest house

<b>price</b>	<b>580.000 €</b>
plus brokerage	3 %

### Location

On the edge of the national park above of the neighborhood Barrial El Paso at 1.040 meters above sea level. Distance to El Paso with all schools and shopping facilities 5,5 km, to the sandy beach with Marina in Tazacorte about 16 km, to the international airport about 23 km and to the next nuclear power plant about 1660 km.

### Development

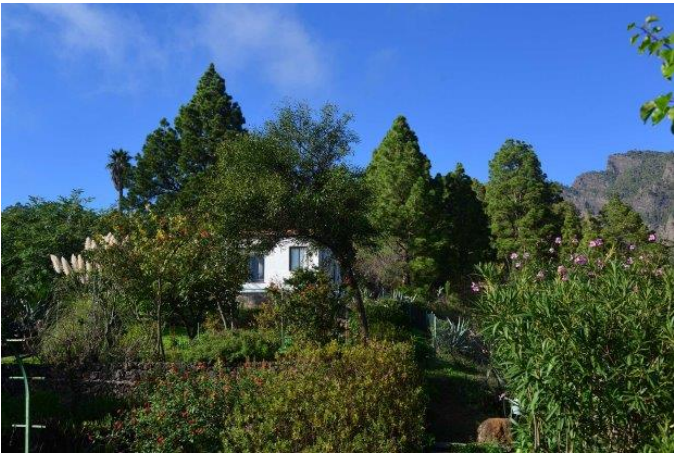
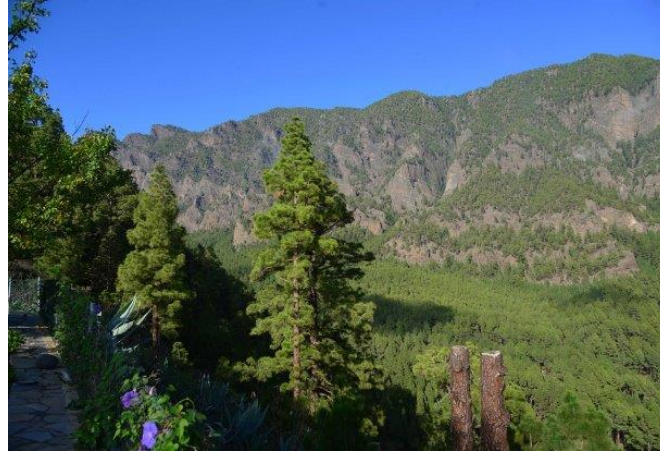
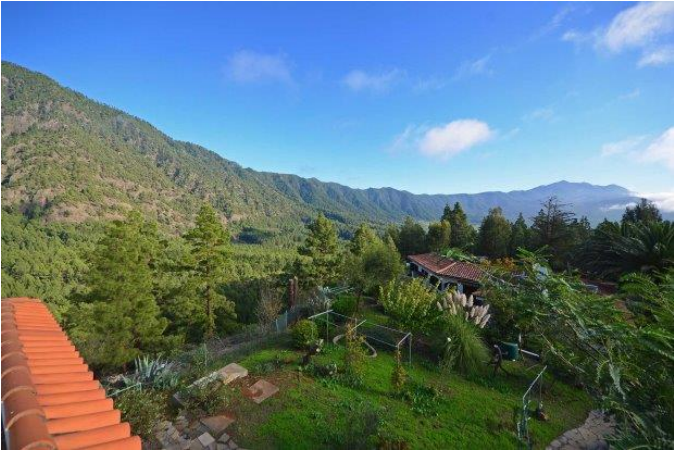
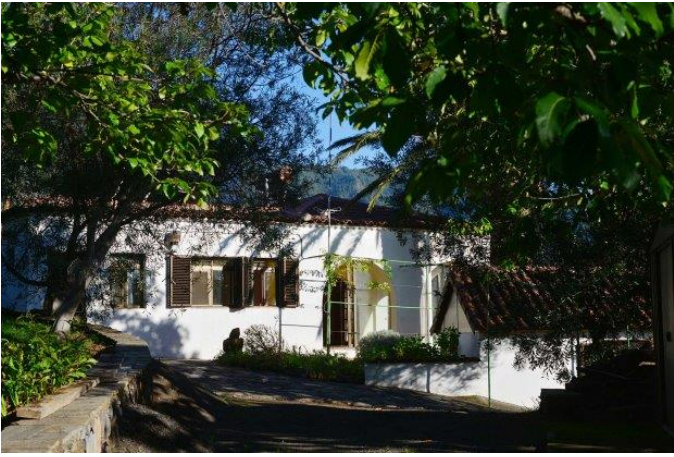
photovoltaic system  
tiled stove

regularly if possible in the interests of a long battery life, which in turn draw their energy from 36 PV modules with a total output of 5.5 kWp. This makes it possible to run a normal household without any problems. If, exceptionally, too much electricity is consumed during prolonged bad weather, a 5 kW emergency generator is available. Die Wasserversorgung erfolgt über 6 sogenannte „Wasseraktien“, die im Kaufpreis enthalten sind und sowohl für die Gartenbewässerung, als auch den Trinkwasserbedarf ausreichend sind. Es handelt sich um Galeriewasser aus der Caldera in bester Mineralwasserqualität. Der für den Hausbedarf vorgesehene Anteil wird in hygienisch einwandfreien Edelstahlbehältern bevorratet, der Anteil für die Gartenbewässerung in einem 10 x 4,5 m großen offenen Wasserbecken, das auch als Naturschwimmbaden genutzt werden kann. Die Brauchwassererwärmung erfolgt ebenfalls solar mit Gasunterstützung für Notfälle.

Die Zufahrt erfolgt über eine gut asphaltierte Nebenstraße, an der Grundstücksgrenze liegt ein Glasfaserkabel, so dass Internetzugang mit Hochgeschwindigkeit problemlos hergestellt werden kann. Das Objekt wurde 2010 komplett renoviert und befindet sich in gut gepflegtem Zustand.

solar warm water system  
cistern  
water share included  
Internet fibre optics possible







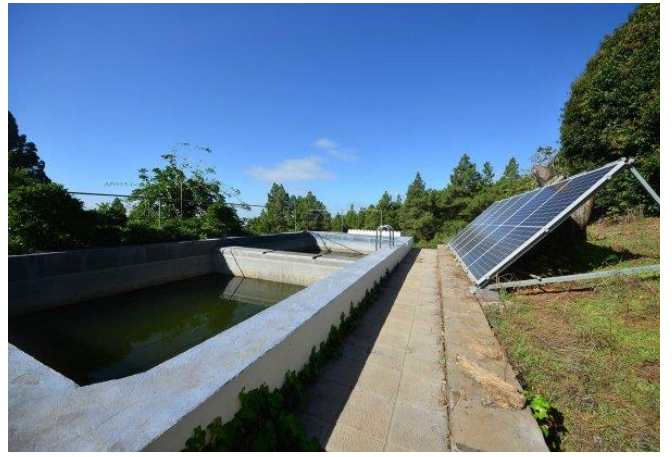




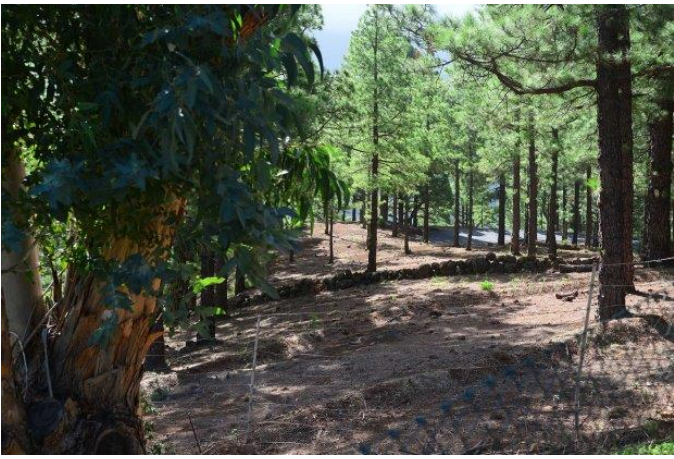


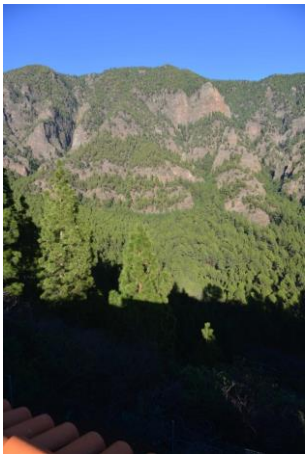
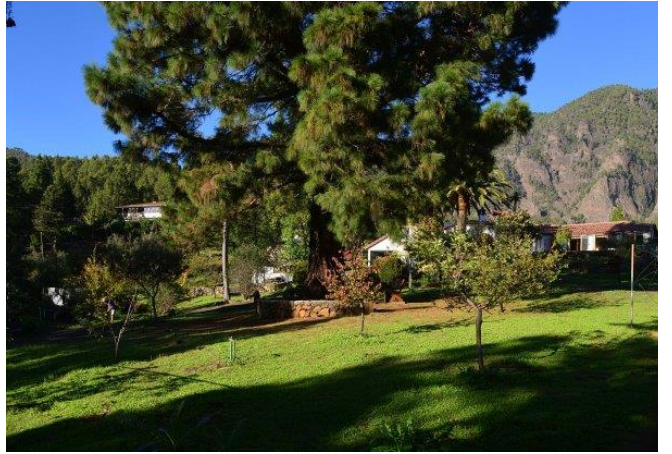












## General terms and conditions

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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