

Renovation project for nature lovers and future landowners

Franceses

C- 3545



The finca is located in the far north of the island in the district of Franceses in the municipality of Garafía. With its seven and a half hectares, it is a very large piece of land for La Palma, on which it is possible to live in absolute peace and close to nature. Due to the location and the deep soil, the finca would be ideal for the cultivation of avocados (which is quite a lucrative business on La Palma) and very many other fruit trees, as well as for the cultivation of vegetables, the organic finca for self-sufficiency and of course also for animal husbandry. This is the classic way of life of the local population. Just as well, of course, you can see the very large property as a natural protection from all too close neighbours and leave the natural growth of tree heather, faya and some pines and wild oregano as it is and just live there peacefully. Except for one neighbour who grows avocados but has no house on his property, there is only forest far and wide and no sounds of civilisation.

The two-storey house is in need of extensive renovation, but with a bit of diligence and craftsmanship, it can be done on your own. You enter it, as is usual with two-storey buildings on La Palma, via the upper floor on which level the parking space is also located. The entrance area is roofed and leads with a door into the living room, with another door into the bathroom. Through the living room you also reach the rudimentary kitchen with typical Canarian extractor and the two bedrooms.

In the basement there are two rooms, each accessible from the outside. These are used as storage rooms, but could of course also be converted to residential purposes.

built surface area	84 m ²
plot area	75.019 m ²

altitude	720 m
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rooms	4
living-room	1
kitchen	1
bedrooms	2
bathroom	1
storages	2

shower
not furnished
bright rooms
parking space
on top terrace

price	221.000 €
plus brokerage	3 %

Location

In an absolutely quiet, secluded location in the most scenic part of La Palma, the high north, above the village of Franceses at approx. 720 m above sea level with wonderful panoramic views of the Atlantic and the surrounding forests. Distance to the village centre approx. 6,5 km, to Barlovento with shopping and school possibilities as well as bars and restaurants approx. 14 km, to the bath possibilities with sea swimming pool of La Fajana of 21 km, to Garafía with shopping and school possibilities approx. 21 km, to the island capital Santa Cruz de La Palma with all shopping and school possibilities 47 km, to the international airport approx. 55 km and to the next nuclear power station approx. 1.660 km

Development

About 3,3 hectares of the property are declared in the land use plan in such a way that further houses for tourist use may also be built on this area. Thus, a holiday complex consisting of individual guest houses or a seminar centre or similar could be realised on the finca.

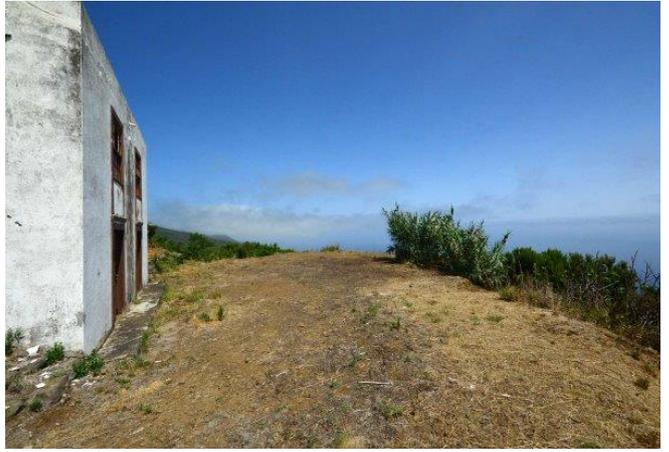
water share included

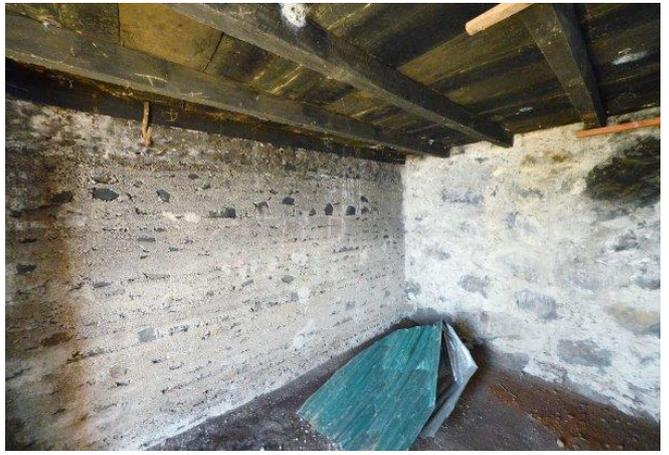
For garden irrigation, which is only necessary in the first few years if the plants are selected according to their location, two so-called water shares of the water company Union de Aguas belong to the finca and are included in the purchase price. These currently have a flow rate of 0.3 litres per minute. The water pipe is up to the property boundary, but would have to be laid appropriately on the property.

For electricity generation, a PV system should be installed, which is very simple in terms of licensing on La Palma, only the operation must be reported to the municipality and a fee in the double-digit euro range must be paid.

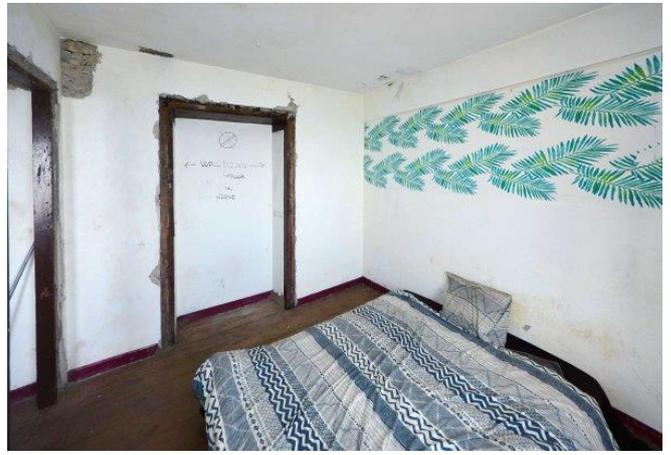
The access is via a well asphalted side road and a private earth track of about 1 km, which can be used by car, but a four-wheel drive vehicle would be recommended.





















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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