

Very nice house in excellent condition in Tinizara with beautiful sea view

Tinizara

C- 3505



The house (92,87 m² floor space) was built in 2009 on the rests of an old farmhouse and extended and upgraded to current living needs until 2017. Today it is a very nice living house, consistently oriented towards the magnificent sea view, with a beautiful dining kitchen, a bedroom, a living room and bathroom as well as separate WC. The kitchen is adjacent to a spacious covered terrace, the perfect place for a sundowner, a cosy barbecue dinner or a party with friends.

Two small technical rooms adjoin to the north, one housing the washing machine, the other the very generously designed technology for the self-sufficient power supply from sun and wind. A power connection to the public grid would be possible without any problems, but in our opinion it is not necessary in this case, because the 30 installed PV modules with a total of about 12 kWp reliably fill a battery storage of about 13 kWh. If the sun does not shine, the wind, which is usually present at that time, provides a small wind turbine for replenishment. On the extraction side, 2 inverters with 3 and 5 kW provide more power than most house connections on La Palma can draw from the public grid, and on top of that, redundant installation ensures reliability.

Should it exceptionally get very hot in the summer, you will be happy about the small and thus low-maintenance pool, which then offers a wonderful cooling.

For enjoying the especially beautiful sunsets, which are visible all year round over the Atlantic Ocean, a cosy high seat has been built.

Another wooden house of approx. 22 m² with a small balcony and likewise fantastic sea view is currently used as storage for an extensive music system, but can also be a guest house, a workshop or still a music house.

The garden has been laid out in a very beautifully designed

built surface area	115 m ²
plot area	2.595 m ²

altitude	940 m
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rooms	3
living-room	1
kitchen	1
bedrooms	1
bathroom	1
utility room	1
storage	1
WC	1

pool
built-in kitchen
shower
bright rooms
parking space
old tree population
fruit-tree population
roofed terrace
shed
terrace

price	298.000 €
plus brokerage	3 %

Location

A little above the village of Tinizara, which belongs to Tijarafe, quiet with a wonderful sea view. Distance to the next shopping possibility 0,7 km, to Puntagorda with all shopping possibilities approx. 4 km, to Los Llanos approx. 24 km, to the airport approx. 56 km and to the next nuclear power station approx. 1.660 km.

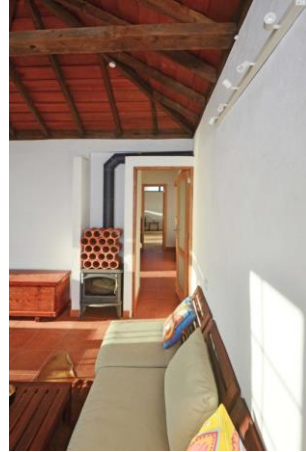
Development

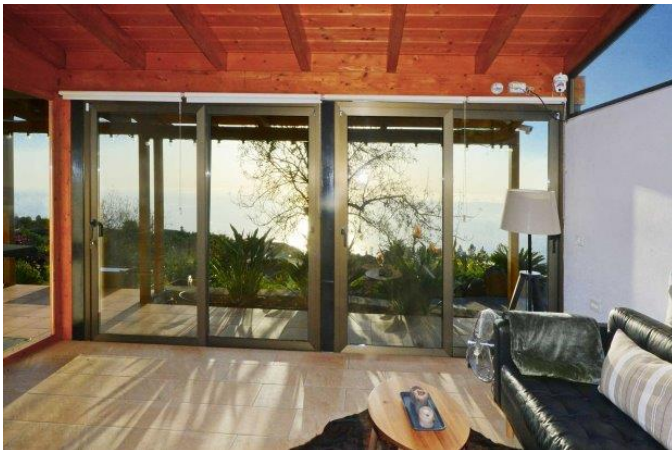
photovoltaic system
town water
internet access

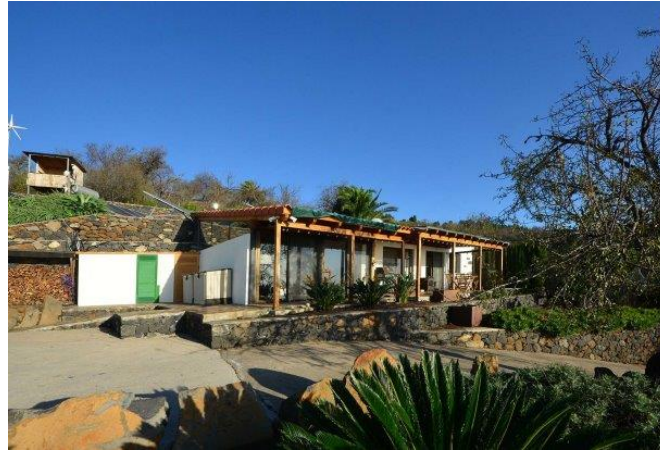
ornamental garden with succulents and tree strelizias, a pool terrace, a terrace for the PV system that is practically invisible from the house, and a utility terrace with numerous bearing avocado and some almond trees. It still offers space for own planting rooms and self-sufficiency with fruit, vegetables and herbs. Garden irrigation is automatic, rented stock water is available as well as city water. The property is reliably and powerfully connected to the internet via the LTE network, SAT-TV is also available. The access is via a well asphalted side road as well as via a concrete driveway, which is, however, quite steep. For this reason, a gate that can be opened by remote control has been installed, so that you can easily access the private parking space for 2 cars next to the house, even with a normal car and a little drive.

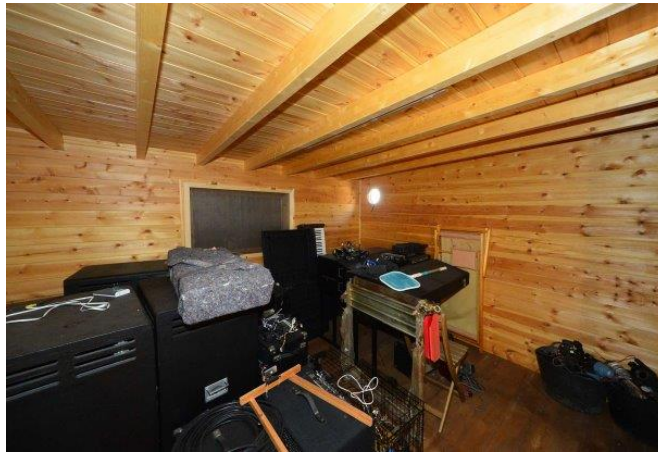
SAT-TV
wood-burning fireplace inserts
water share rented
Wind turbine
Automatic garden irrigation

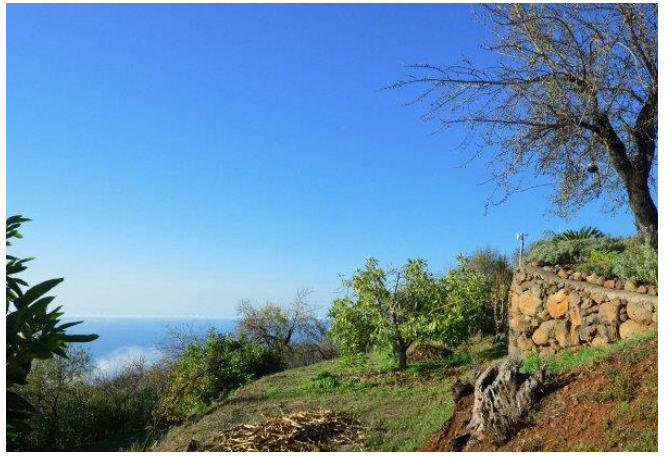
















General terms and conditions

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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