

Beautiful home in perfect condition with views of the Atlantic Ocean and Teide

San Isidro

C- 3572



The existing part of the house was completely renovated between 2013 and 2015 and extended with a new building (with planning permission). As the owner himself is a craftsman, great importance was attached to perfect construction work - accordingly, the house is in excellent condition.

The new building forms the spacious living room with dining area and serving hatch to the kitchen, which is equipped with a modern fitted kitchen, small but very practical and well-equipped. The main entrance door is located at the car parking space opposite the kitchen, so you only have to walk about 5 metres to get your groceries. The entrance door is fully glazed and can be completely folded inwards and fastened so that it can always be completely open without being a nuisance, at least in summer. To the left of the entrance is a very large bedroom, which not only offers space for a large double bed and wardrobes for an extensive wardrobe, but also a hobby or work area. A roof window (Velux), which can be easily opened and closed by remote control and also closes automatically when it rains, means that the room is not only bright, but can also be well ventilated and thus naturally heated or cooled by the sun. The living room also has very large sliding glass elements, which not only offer a wonderful view of the Atlantic Ocean and the neighbouring island of Tenerife, but can also heat the room in winter through natural sunlight and cool it in summer through generous openings. From the living room you can access the terrace, which catches the first rays of sunshine in the morning and invites you to enjoy a coffee (or tea). From here you not only have a view of your own beautifully planted garden, but also of the bay of Santa Cruz de La Palma and the summit of Mount Teide, which is often covered in snow in winter and is not only Europe's highest mountain, but also

built surface area	80 m ²
plot area	659 m ²

altitude	500 m
----------	-------

rooms	2
living-room	1
kitchen	1
bedrooms	1
seperate WC	1
utility room	1
workshop	1

built-in kitchen
shower
not furnished
bright rooms
parking space
old tree population
terrace

price	250.000 €
plus brokerage	3 %

Location

At 508 metres above sea level in the district of San Isidro in the municipality of Breña. Distance to the nearest supermarket approx. 3 km, to San Pedro with many shopping facilities, bars and restaurants approx. 5 km, to the island capital Santa Cruz de La Palma with all shopping and school facilities as well as marina and beach approx. 11 km, to the international airport approx. 9 km and to the nearest nuclear power station approx. 1.660 km.

Development

electric grid
town water
conventional telephone network
internet access

the longest shadow in the world. The night-time view of the lively skyline of our neighbouring island is just as fascinating.

The house also has a practical bathroom with a walk-in shower and a very large utility room, which houses a washing machine, tumble dryer and freezer, as well as a small guest bathroom, which can also be accessed directly from the garden.

In the garden, there is an outdoor kitchen with cooking facilities and sink as well as a shaded seating area and a completely sunny one. A small tool shed, which could also serve as a home workshop, and a semi-shaded seating area in the grove of endemic plants on the lowest garden terrace round off the space on offer.

The garden was laid out with paved paths and steps and is easy to maintain. Raised beds ensure back-friendly working. It is completely fenced in so that dog owners do not have to worry about their pets. A car parking space is available within the fenced area, as well as two private guest parking spaces.

The house is of course connected to the public electricity and drinking water network. Telephone landline and internet are installed via radio relay, fibre optic connection would be possible. SAT-TV is also available. A separate wall switch for the TV installation has been installed to save on standby consumption.

Even though heating is rarely required due to the low altitude of approx. 500 metres above sea level and the well-insulated construction, there is a cosy basic stove, which only needs to be heated every 24 hours, and three marble wall heaters.

The waste water is pre-cleaned via a two-chamber sewage treatment plant and discharged into a soakaway. The system has just been emptied, which can be done every 15 years or so simply by opening an inspection hatch in the street.

SAT-TV

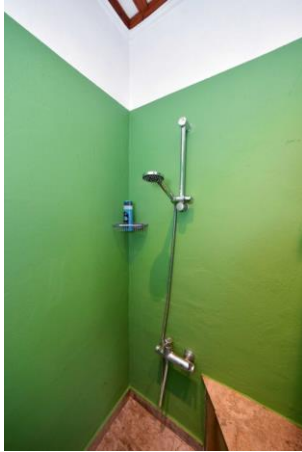
marble heating system

Base stove



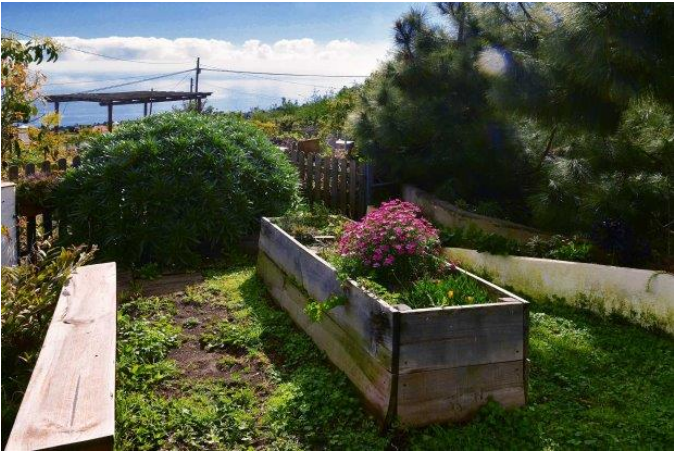
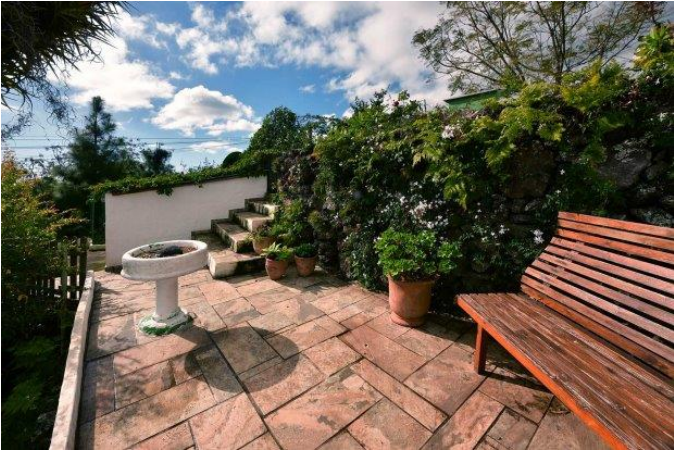


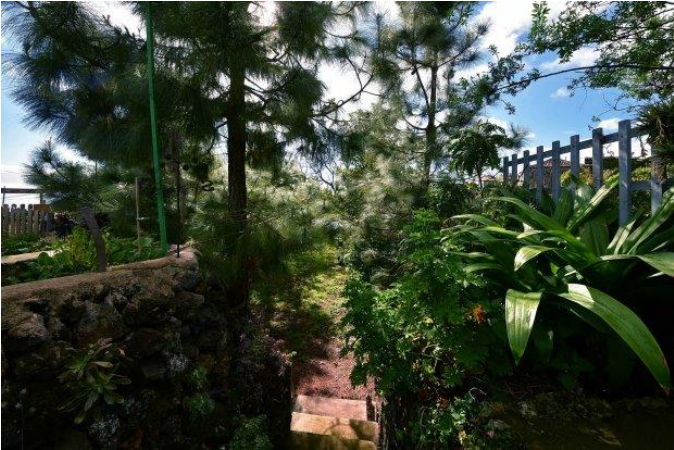
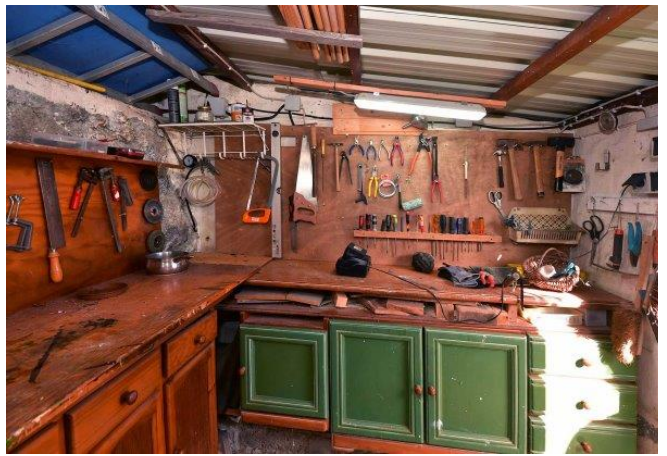


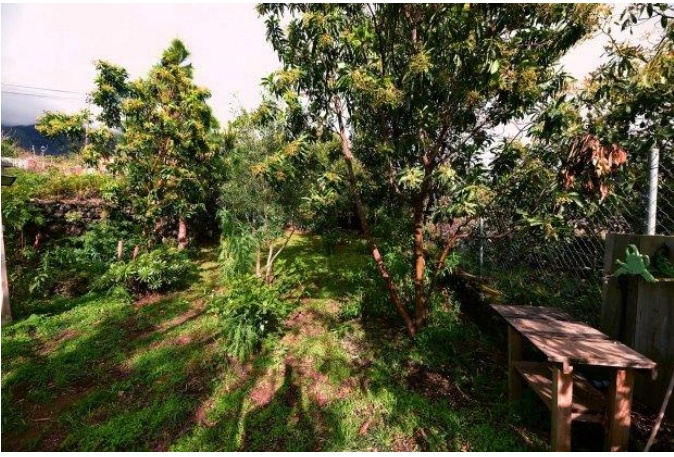












General terms and conditions

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.



Angel Immobilien SL

CIF B-76521608

Plaza de España nº 2
38760 Los Llanos de Aridane
Islas Canarias/La Palma, España
info@angel-immobilien-sl.com

Your personal consultants

Dipl. Ing. Bernd Blume	+34 647 872 894	blume@angel-immobilien-sl.com
Ina Eyb-Blume	+34 662 688 687	eyb-blume@angel-immobilien-sl.com
Ainoha Rummel	+34 663 259 498	rummel@angel-immobilien-sl.com

www.angel-immobilien-sl.com