

Beautiful historic residential or holiday home in the romantic old town of Tazacorte

Tazacorte

C- 3584



built surface area	117 m ²
plot area	237 m ²
altitude	120 m

price	539.000 €
plus brokerage	3 %

Location

In the historic old town of Tazacorte Pueblo at only 120 metres above sea level. Shopping facilities, restaurants and bars within walking distance. Distance to the Plaza of Tazacorte approx. 450 m, to the sandy beach with marina of Tazacorte Puerto approx. 2 km, to the secret island capital Los Llanos de Aridane with all shopping and school facilities approx. 4 km, to the international airport approx. 31 km and to the nearest nuclear power station approx. 1,660 km.

Development

electric grid
town water
internet access

The house is situated in a very quiet location in the romantic old town of Tazacorte Pueblo. It was extensively restored and modernised from the ground up in 2023/2024 and is now in perfect condition.

You can reach it from the south side via a public residential street (dead end), or from the north side via its garden. Parking is available 50 metres away.

The centre of the house is the very spacious eat-in kitchen, which accommodates a modern and fully equipped gourmet kitchen with cooking island, a dining area and a living area with sofa set. The kitchen is equipped with a large fridge, another fridge-freezer, an induction hob with integrated extractor fan, an oven, a deep fryer, a dough mixer, a juicer for orange juice, a fruit and vegetable juicer, all cooking utensils and crockery for four people, a robot vacuum cleaner and an industrial hoover. The TV system in the living area is equipped with external speakers and a subwoofer. The entire room has been tastefully refurbished to a high standard and is very well lit, so that both a cosy living atmosphere and bright working light can be achieved. Works of art by local artists and individual antiques give the property its special charm. A small hallway connects to the master bedroom, the bathroom, another small bedroom or study and the inner courtyard. The master bedroom offers space for a comfortable and new double bed, a sliding-door wardrobe with mirror inserts, two bedside tables, a small table, a TV system and the so-called "sitting area for lovers", the typical Palmerian benches that have been integrated into the window recess.

The guest bedroom or study is furnished with a bunk bed, an armchair, a wardrobe and a wall mirror.

The modern bathroom has a large shower with glass screen, free-hanging bidet and toilet with wall-mounted cistern, wash hand basin,

towel dryer and antique chest of drawers.

The attractive inner courtyard leads to the roof terrace, which is divided into a large, shaded seating area, also newly furnished to a high standard, and a sunbathing area. It also accommodates the washing machine and a grid-connected photovoltaic system. From here you have a view over the rooftops of the old town to the Atlantic Ocean. The garden has been planted with olives, figs, pomegranates, apples, avocados, passion fruit, grapefruit, coffee, strawberries, blackberries and culinary herbs to complement the gourmet kitchen, and both the garden and the house are planted with many ornamental plants.

If you feel that this comprehensive offer is not enough, the house could also be extended, supplemented or enlarged with a pool or another flat in the garden or on the roof terrace.

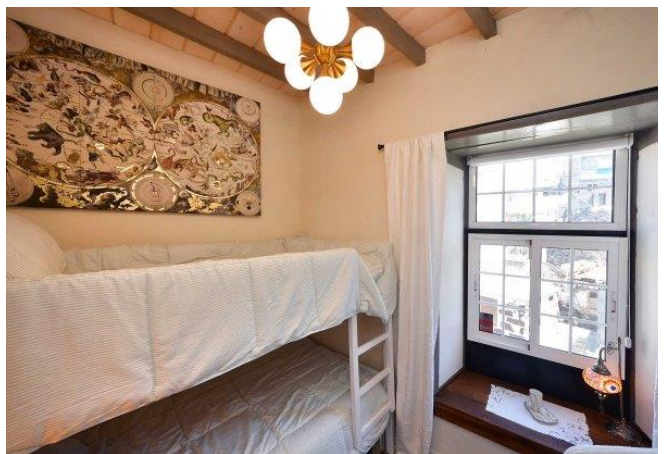
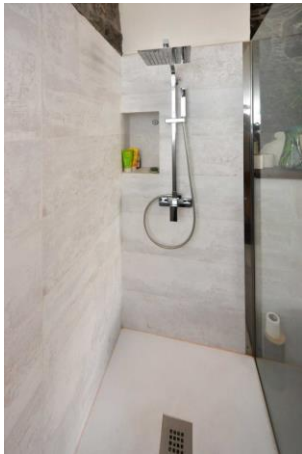
All equipment and furnishings are included in the purchase price and are as good as new. They also include new bed linen, towels, an alarm system with camera surveillance and the instruction manuals for all electrical appliances, so that you can move in immediately with hand luggage. The finca would also be ideal for tourist rental and could generate income of 1000 to 1200 € per week. The corresponding licence is currently being processed. La Palma is one of the great exceptions in the development of tourism in the Canary Islands: Thanks to its certification as a UN biosphere reserve, for decades emphasis has been placed on high-quality individual tourism, which is perceived by both guests and locals as enriching for the island and is in reasonable proportion to the indigenous population. There has never been and never will be mass tourism on La Palma. With high-quality tourist offers such as this one, an occupancy rate of 80% can be expected.



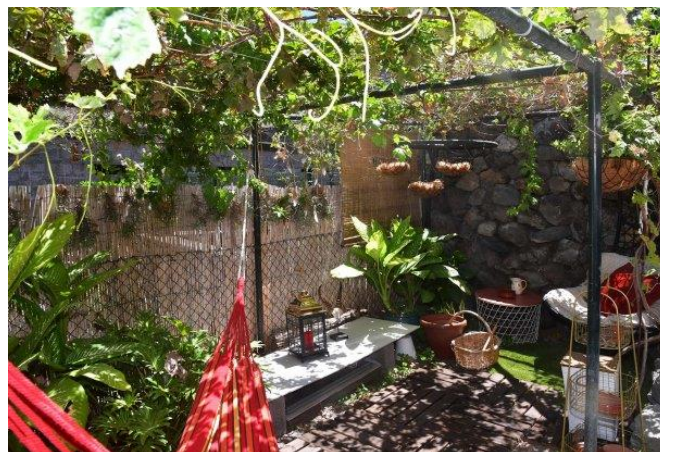
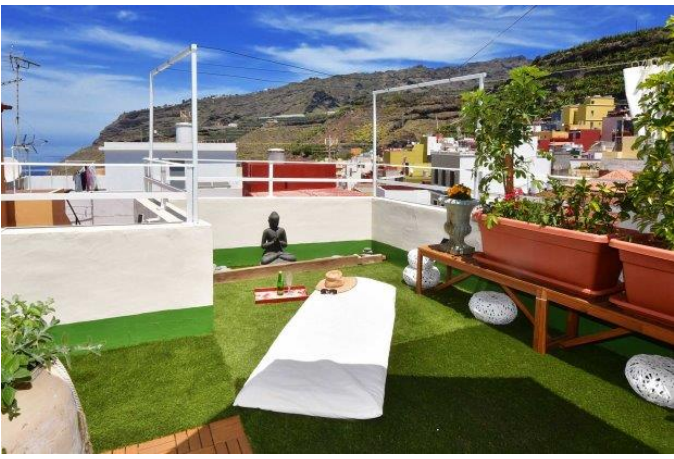














General terms and conditions

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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