

## Beautiful bungalow in a very quiet, small residential area with sea views in Vista Valle

Vista Valle

C- 3586



The spacious bungalow was built by a German owner as a practical retirement home in an environment that is very suitable for this purpose, with marvellous sea views. It is located in a quiet residential area at the end of a cul-de-sac, surrounded by an approx. 1,200 m<sup>2</sup>, low-maintenance garden planted with various fruit trees and well terraced.

The ground floor house is divided into a large living/dining area with a well-equipped kitchen, two bedrooms, two bathrooms and an elongated, bright entrance hall with beautiful Atlantic views, which is used as a study plus dining room and connects to the patio with barbacoa (Spanish outdoor kitchen). The adjoining outbuilding houses the garage with a small storage room and a further bathroom.

The plot is almost completely flat and planted with palm trees, ornamental trees and a few fruit trees. A total of three water tanks are available for the water supply, one as a drinking water reserve (as required for tourist rentals), one as an open rainwater tank into which the roof water is fed and into which private, so-called stock water can also be fed, as well as a further tank at the lower end of the property, which is closed and whose ceiling is designed as a terrace with a very beautiful sea view. A small technical building is attached to the tank, in which an irrigation pump is located and in which garden tools can also be stored. The buildings are in good condition, but the fabric awnings for shading need to be replaced. The garden could also do with some care and the shutters could do with a new coat of paint and minor repairs.

Access is via a concreted / asphalted public road, which can be easily driven on with a normal car, but could still do with a repair or two, although this would be at the expense of the municipality and not

usable area	229 m <sup>2</sup>
built surface area	157 m <sup>2</sup>
plot area	1.200 m <sup>2</sup>

altitude	500 m
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rooms	4
kitchen living	1
dining room	1
bedrooms	2
bathrooms	2
storage	1
wintergarden	1
engineering room	1

built-in kitchen
bathtub
shower
daylight bathroom
partly furnished
garage
old tree population
fruit-tree population
terrace

<b>price</b>	<b>399.000 €</b>
plus brokerage	3 %

### Location

At only 495 m above sea level in a quiet residential area below El Paso. Distance to the centre of El Paso with all shopping and school facilities approx. 2.6 km, to the centre of the island's secret capital Los Llanos approx. 5 km, to the sandy beach with marina of Tazacorte approx. 9 km, to the international airport approx. 25 km and to the nearest nuclear power station approx. 1.660 km.

### Development

electric grid

passed on to the residents.

The property can be taken over immediately and is being sold with all the furniture shown in the photos.

It is of course connected to the public electricity, drinking water and telephone network. Internet connection is via fibre optics, SAT-TV is available.

town water

conventional telephone network

SAT-TV

marble heating system

feature fireplace

cistern

internet fibre optic

Share water prepared







































## 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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