



**1 Bedroom Villa/House,**  
**BEAUTIFUL COUNTRY HOUSE ON A**  
**LARGE PROPERTY WITH A FANTASTIC**  
**VIEW, Las Ledas**

**€538,000**

Ref: LP-BB99

\* 1 Bed \* 2 Baths

- + buyer's commission (3% + IGIC)

Website: <https://www.canarian-properties.com>

Costa Adeje, Tenerife

Canarian  
Properties  
NETWORK

# Property Description

**BEAUTIFUL COUNTRY HOUSE ON A LARGE PROPERTY WITH A FANTASTIC VIEW**

## **LOCATION:**

- Municipality of BREÑA BAJA
- Locality of LAS LEDAS
- With mountain view
- ca. 500 m above sea level

## **DESCRIPTION:**

- The property has in total approx. 5.322 m<sup>2</sup>

- Two-story house of about 112,78 m<sup>2</sup> overbuilt space

### **Main floor**

- 1 living room
- Kitchen
- Toilet
- Pantry
- 2 terraces

### **Ground floor**

- 1 bedroom
- 1 bathroom

- Old shed of about 53,34 m<sup>2</sup>

- Partially renovated
- Shed of natural stone walls
- Workshop

- Old construction of about 47,75 m<sup>2</sup> to renovate

- 1 living room
- Kitchen
- 2 bedrooms

- Old shed of about 25,74 m<sup>2</sup>

- The shed needs an overall restoration
- Shed of natural stone walls

- Threshing floor

- Natural Cave

- 2 Water tanks

**GENERAL CONDITION:**

- Very good general conditions
- All materials of high quality

**BUILDING MATERIALS:**

- Plastered stone walls
- Canarian roofs
- Wooden doors and windows with double glazing
- In part, ceramic floor tiles
- In part, wood floors

**CLIMATE CONTROL:**

- Wood stove in the living room
- Underfloor heating in most rooms

**HOT WATER:**

- Electric water heater

**SUPPLIERS:**

- Electricity
- Town water connection
- Rented irrigation water
- Internet by optical fibre
- SAT-TV

**INVENTORY:**

- Furniture and fixtures are included in the Price

**GROUND:**

The property has approx. 5.322 m<sup>2</sup>

- Mostly flat terrain
- Partially left in its natural state
- Good farmland
- Ornamental plants
- Palm trees
- Flowers

- Lawn

**ROAD COMMUNICATION:**

- Entrance directly from a small secondary road

**DRIVING DISTANCES:**

- Breña Alta in about 5 minutes
- Santa Cruz in about 15 minutes
- Beach approx. 12 minutes
- Supermarket approx. 5 minutes
- School in about 5 minutes
- Health center in about 5 minutes
- Hospital approx. 10 minutes
- Airport in about 15 minutes

**MORE INFORMATION:**

- Great location with fantastic views that can't be obstructed
- Quiet location

**PROPERTY BOTH FOR PEOPLE SEEKING THE TRANQUILLITY OF A RURAL ENVIRONMENT AND FOR THOSE WITH AN ENTREPRENEURIAL SPIRIT**

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**ADDITIONAL COSTS WHEN BUYING A PROPERTY:**

Every purchase of real estate causes additional costs to the stated selling price, generally in the range of 10 to 11%. These expenses are usually the following:

- the land transfer tax: 6.5% of the purchase price
- the costs of land registration
- the notary fees
- the costs of changing ownership in the cadastre
- the real estate agency's professional fees: 3% (minimum 1,800 euros, IGIC not included) on the real selling price

**Additional costs and variations to be considered:**

- the mortgage costs, in the case of financing the purchase
- If the seller is a promoter, there is no land transfer tax to pay, but 7% IGIC plus 1% for documented juridic acts tax, of the purchase price

# Gallery

