



4 Bedroom Villa/House,

Lovely country house in Canarian style,
with a guest house and a bodega, situated
on a beautiful plot, Las Ledas

* 4 Beds * 4 Baths

• + buyer's commission (3% + IGIC)

€330,000

Ref: LP-BA82

Website: <https://www.canarian-properties.com>
Costa Adeje, Tenerife

Canarian
Properties
NETWORK

Property Description

Lovely country house in Canarian style, with a guest house and a bodega, situated on a beautiful plot

On the island of La Palma, Canary Islands, is a country house in Canarian style. Situated in Las Ledas, municipality of Breña Alta, at an altitude of about 480 metres, the property offers breathtaking views of the sea and the mountains.

It extends over a plot of approximately 4.830 m². The main house, of approximately 109 m², comprises a living room, kitchen-dining room, three bedrooms and a bathroom. In addition, there is a guest house of approx. 61 m² with a living room/kitchen/dining room, a bedroom and a bathroom. The traditional construction materials are present with stone walls, Canarian ceilings and wooden details. Services include electricity, water supply from the Town Hall and own water gallery.

The predominantly flat land has a cultivated area with fruit trees, a small vineyard and ornamental plants. In addition, there is a storeroom, laundry room with toilet and a cistern.

This house promises to be the perfect retreat for nature and gardening lovers, with Canarian charm and modern comforts.

LOCATION:

- Municipality of BREÑA ALTA
- Locality of LAS LEDAS
- With a mountain and a sea view
- ca. 480 m above sea level

DESCRIPTION:

- The property has in total approx. 4.830 m²

- Single storied dwelling house of approx. 109 m² overbuilt space

- Living room
- Dining kitchen
- 3 bedrooms
- 1 bathroom
- Toilet

Guest-house of approx. 61 m²

- Living-dining-kitchen
- 1 bedroom
- 1 bathroom

- Storage room in the garden

- Outside utility room with toilet

- Old cistern

GENERAL CONDITION:

- Good general conditions

BUILDING MATERIALS:

- In part, plastered stone walls
- In part, exterior stone walls
- Canarian roofs
- Part of the ceilings made of wood
- Part of the doors of wood and part of PVC
- In part, aluminum, wood, and PVC windows
- Outdoor shutters
- Ceramic floor tiles
- Partly simple interior arrangement

HOT WATER:

- Electric water heaters
- Gas boiler

SUPPLIERS:

- Electricity
- Town water connection
- Gallery water in possession

GROUND:

The property has approx. 4.830 m²

- The terrain is mainly flat
- In part, good garden land
- Small contingent of fruit trees
- Small vineyard
- Ornamental trees
- Ornamental plants

ROAD COMMUNICATION:

- Entrance directly from a small secondary road

DRIVING DISTANCES:

- Breña Alta in about 7 minutes

- Mazo in about 8 minutes
- Supermarket approx. 4 minutes
- Health center in about 7 minutes
- School in about 4 minutes
- Beach approx. 14 minutes
- Hospital approx. 14 minutes
- Airport in about 11 minutes
- Santa Cruz in about 17 minutes
- El Paso in about 30 minutes
- Los Llanos in about 40 minutes

MORE INFORMATION:

- Rural area, yet centrally located
- Quiet location
- Fertile land
- Ideal for hobby gardeners

ROMANTIC PROPERTY FOR NATURE AND GARDEN LOVERS

AN ESTATE WITH MANY POSSIBILITIES.

Gallery

