



4 Bedroom Villa/House,

Pretty, lovely renovated canary country house with separate guest house, Las Ledas

* 4 Beds * 2 Baths

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

€445,000

Ref: LP-BB100

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

Canarian
Properties
NETWORK

Property Description

Pretty, lovely renovated canary country house with separate guest house

On the island of La Palma, in the Canary Islands, rests a beautiful Canarian country house that has been lovingly renovated. In the municipality of Breña Baja, in the village of Las Ledas, it rises some 460 metres above sea level, offering panoramic views of both the vast ocean and the surrounding mountains.

The property, which extends over some 1,772 m², houses not only a main house of some 124 m² with all modern comforts, but also a separate guest house of some 68 m², ideal for family and friends. In addition, the grounds are embellished by lush vegetation, fruit trees and tropical ornamental plants.

In terms of services, the house is supplied with electricity, town water, irrigation water, internet and satellite TV. In addition, for those cold days, there is a cosy fireplace and a wood burning cooker to keep the home warm.

For those interested in purchasing this property, it is being sold fully furnished, facilitating a smooth transition for the new owners. With a direct entrance from a secondary road, its future inhabitants will be just minutes' drive from essential amenities.

The essence of this house is authenticity and charm; it is a perfect corner for nature and garden lovers, offering a romantic space and various possibilities of use.

LOCATION:

- Municipality of BREÑA BAJA
- Locality of LAS LEDAS
- With a mountain and a sea view
- ca. 460 m above sea level

DESCRIPTION:

- The property has in total approx. 1.772 m²

- Main house of approx. 124 m²:

Ground floor

- Spacious hall
- 2 Dining kitchens
- Living room
- 1 bedroom
- 1 bathroom with bathtub
- Large terrace

Upper floor

- 2 bedrooms

- Guests house of approx. 68 m²

- Living-dining-kitchen
- 1 bedroom
- 1 bathroom with a shower
- Large terrace

- Outside utility room with toilet

- Storage room in the garden

- Wooden shed

- Pool area

- Swimming pool of ca. 22 m²
- Sun terrace
- Equipment room

- Open parking space

GENERAL CONDITION:

- Good general conditions

BUILDING MATERIALS:

- Partially antique canarian roofs
- Typical Canarian style with natural-cornerstones
- Plastered stone exterior walls
- Some doors and windows made of wood and some others of aluminum
- Partly, windows in aluminum with double glazing
- Internal wooden doors
- Wooden floors upstairs
- In part, ceramic floor tiles

CLIMATE CONTROL:

- Fireplace in the living room of the main house
- Wood stove in the living-dining-kitchen

HOT WATER:

- Electric water heater

SUPPLIERS:

- Electricity
- Town water connection
- Irrigation water
- Internet
- SAT-TV

INVENTORY:

- Furniture and fixtures are included in the Price

GROUND:

The property has approx. 1.772 m²

- Flat land
- Completely fenced property
- Fully landscaped and planted property
- Thick vegetation with mature trees
- Fruit Trees
- Tropical ornamental plants

ROAD COMMUNICATION:

- Entrance directly from a small secondary road

DRIVING DISTANCES:

- Breña Baja in about 6 minutes
- Breña Alta in about 11 minutes
- Santa Cruz in about 19 minutes
- Los Llanos in about 37 minutes
- Supermarket approx. 4 minutes
- Beach approx. 12 minutes
- Health center in about 6 minutes
- Hospital approx. 14 minutes
- Airport in about 13 minutes

MORE INFORMATION:

- **With 2 holiday rental licenses**
- Rural area, yet centrally located

Romantic property for nature and garden lovers, with different possibilities of use

Gallery

