



3 Bedroom Villa/House, Nice village house with guest studio in quiet location, La Rosa

€325,500

Ref: LP-E746

* 3 Beds * 2 Baths

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

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

Costa Adeje, Tenerife

Canarian
Properties
NETWORK

Property Description

Nice village house with guest studio in quiet location

LOCATION:

- Municipality of EL PASO
- Locality of LA ROSA
- With mountain view
- ca. 770 m above sea level

DESCRIPTION:

- The property has in total approx. 613 m²

- Single storied dwelling house of approx. 80 m² overbuilt space

- Living room
- Dining kitchen
- 2 bedrooms
- 1 bathroom with bathtub
- Roofed terrace
- Large terrace

- Guest apartment of approx. 33 m²

- 1 living-/bedroom
- Toilet
- Storage room
- Roofed terrace

- Dog Kennel

- Outside barbecue

- Open parking space

GENERAL CONDITION:

- Good general conditions

BUILDING MATERIALS:

- Ferroconcrete flat roof with roof tile construction
- Walls made of common hollow blocks
- Doors and windows in aluminum with double glazing
- Internal wooden doors
- Ceramic floor tiles

- Interior paint with thermal insulation effect

CLIMATE CONTROL:

- Fireplace in the living room
- Air conditioning

HOT WATER:

- Electric water heater

SUPPLIERS:

- Electricity
- Town water connection
- Irrigation water

INVENTORY:

- Partially furnished

GROUND:

The property has approx. 623 m²

- Flat land
- Completely fenced property
- Ornamental plants
- Flowers

ROAD COMMUNICATION:

- Entrance directly from a small secondary road

DRIVING DISTANCES:

- City center approx. 3 Minutes
- Los Llanos in about 15 minutes
- Santa Cruz in about 35 minutes
- Supermarket approx. 3 minutes
- School in about 1 minutes
- Health center in about 3 minutes
- Beach approx. 25 minutes
- Hospital approx. 21 minutes
- Airport in about 35 minutes

MORE INFORMATION:

- Rural area, yet centrally located
- Friendly neighbourhood

- House in a quiet side street
- Automatic gate with remote control

Cosy living in an antique ambience

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

