

# Gambia CHEAP 1 bed house UNDER CONSTRUCTION in W. AFRICA secluded with 8-10hrs of daily sunshine.



Location

South East, East Sussex

<https://www.freeadsz.co.uk/x-296153-z>


GRAB A BARGAIN! BE FIRST IN LINE TO VIEW THIS UNIQUE, BUDGET HOME. THE PRICE IS CUT BUT NOT THE QUALITY. IT IS UNDER CONSTRUCTION SO YOU CAN WATCH ITS CREATION! THE ASKING PRICE IS INCLUSIVE OF THE FULLY COMPLETED HOUSE AND AMENITIES MENTIONED. CHECK BACK REGULARLY IF THE DESCRIPTION INTERESTS YOU OR GET IN TOUCH AND I CAN KEEP YOU POSTED. This smartly compact, newly built home can be found hidden away, in a secluded part of The Gambia. It's a perfect opportunity for a self-sufficient smallholding, 2nd home, holiday let or anyone who likes the idea of practically COST FREE LIVING! It will have 1 double bedroom with built in bed and shelving; storage room; skyline viewing/sitting area and a wash room with self operated flushing toilet and shower drain, both plumbed into an underground septic tank. Simple Gambian houses rarely have a 'kitchen' as such, as food is either cooked on a gas cylinder or over open fire. Either is possible here. (Is it just me, or does food taste better cooked outdoors?!) It will come complete with a pulley-operated drinking water well and a solar system that you can power your lights, fan cooling system, fridge, t.v and charge your devices with. It will sit within 30m by 30m of garden, with a verandah to the front and a producing cashew nut tree which plays host to many small, colourful birds. Its location is tucked inland about 5km, adjacent to the coastline area of Tujering in the tiny village of Kunkajung Mariama. It is roughly 6km from the nearest white sandy beach and the bustling fish landing market village of Tanji, known for its smoked fish and pancakes! Lovely deserted beaches are also just a stones throw away. The views are rural to all sides with just a couple of unused buildings in sight, that don't detract from the view. The land is currently UNFENCED. It is not JUST property that's for sale here, its a whole new, relaxed lifestyle! If "The simple life" appeals to you, this place will fully subscribe!

The home is designed for 1-2 people, to be extremely low cost and economical, with Building materials, Resid. water approx £1 per m<sup>3</sup> and occasional tank emptying, the only running costs in living here, land tax, a nominal fee. Main costs to D100 per year approx £200. Water is from Gambian rainwater harvesting, due to the semi-arid climate, water temperature is around 28°C. The Gambia is affordable, a truly a sub-tropical paradise that is also cheaper to live in than the UK and Europe. The USA and Caribbean even more so, yet it has many similarities with these destinations to offer, such as endless beaches, warm seas, slower pace, stable weather. Yet Gambia has no immigration bureaucracy and no hurricanes either! There are RESTRICTIONS on foreigners buying or owning land here and the land can be used for ANYTHING you like! Gambia RESIDENCY is also no problem for anyone and you financial status isn't required to buy land or stay there. There is plenty of space for a vegetable patch, chickens/small livestock, flower garden or extending the house. Even a pool is pos! I am the sole owner of the land and house. Gambia CHEAP 1 bed house UNDER CONSTRUCTION in W. AFRICA secluded with 8-10hrs of daily sunshine. <https://www.freeadsz.co.uk/x-296153-z>



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official 'Transfer of Property' document, (pictured in photo). A sale in Gambia can happen within the same day that you view the property if time is of the essence, so no worries about waiting for a 'chain' to complete. However, if you prefer to hire a lawyer and go that route, you will have my full co-operation. I am a British ex-pat and I'm only building because I got a great deal on materials and selling because my husband needs to settle nearer his family here. Otherwise, we would move in on completion! No land surrounding my plot is lived on at present, (nor has it been for at least 27yrs), making this a haven for peace and quiet. Just the breeze and the birds to hear. That said, a small hamlet with 3 shops to cover your basic needs is approx 600m away (not visible from the land). There's also a tiny market 2km away with fresh goods. A bumpy sand road connects K.M with the rest of the world, with a very regular bus service that shakes you about a bit and squeezes you in, but gets you there! Your own bike or car are options' too. The bus operates all year, even in rainy season. The area has wifi signal and very good mobile phone signal -advantageous for those who don't want to completely give up worldly living or maybe want to start a business from home. The people here are warm, welcoming and friendly to foreigners, no bad vibes will you find. For any questions, please email me at [email protected] or text or whatsApp me on +2207622633. There's no voicemail facility in Gambia. I will get back to everyone who enquires. This is a unique chance to get on the overseas property ladder with a quality new build, that's affordable to low earners or those who just don't like to spend more than they need to! Many thanks, Laura ;