

# # 1277, GORGEOUS 3-BEDROOM, 2.5 BATHROOM, LAKE-FRONT HOME IN SANTA CRUZ

for sale. \$ 350,000



## Santa Cruz la Laguna, LAKE ATITLAN AREA, Sololá

This fabulous 3-Bedroom home is for sale in one of the most popular villages on Lake Atitlan, Santa Cruz la Laguna. It is an L-shaped property that has lake-front access in central Santa Cruz and leads from the beach to a bigger area behind with a spectacular 2-story, 3-bedroom, 2.5-bathroom family home. The owners have just completed a wonderful extension to the front terrace and are now in the process of adding a beachside deck for incredible views out over the Lake.

A large piece of property with lovingly tended gardens and a spacious home full of large, light rooms. The entrance access is from the beachfront up the new construction going on and then through a narrower garden that then leads out into a much larger space comprising of more gardens, a vegetable garden, along with the house with wide balconies on both floors stretching the full length of the house, along with the new extension to the lower terrace. This provides a fantastic extra outdoor, covered space. A few stairs bring you to the ground level, ground balcony/terrace, and into the open-plan living area with a fully fitted kitchen, dining area, and living area with a cozy fireplace. There is also a bathroom and pantry/storeroom on this level. A staircase leads up to the upper level where you will find the Master Bedroom off to the right with an en-suite bathroom and a large built-in closet. At the other end of the house is a mirror image of this room and where the second, large double bedroom is. Both bedrooms have French doors leading out to the wide, covered balcony and fabulous views out across Lake Atitlan and to the volcanoes on the Southside through the treetops. A third, slightly smaller, bedroom lies between these two doubles. There is a second bathroom with a bathtub that is shared between the second and third bedrooms. Outside the kitchen is a laundry area and a solar system. The house has a bio-digester system and is connected to the national electricity grid (DEOCSA). Water is pumped up from the Lake into two large water containers of 750 liters and 1,150 liters. Not only is this a fantastic investment and opportunity to buy in this much sort-after village on Lake Atitlan, but it is also perfect as a family home and/or vacation rental opportunities. SIZE OF LAND: 1,200 square metres / 12,916 square feet SIZE OF CONSTRUCTION: 265 square meters / 2,852 square feet 1 Master Bedroom en-suite 1 Double Bedroom 1 Large Single Bedroom 1 Bathroom Open-Plan Ground Level with: Fully equipped kitchen Living area with fireplace Dining area Ground-level half bathroom Pantry/Storeroom Area for washer and dryer just outside the back door Furniture and white goods are negotiable Large garden New lakefront deck area being constructed Large Gardens Bio Digester Please contact us for further information and/or a viewing.

### BASE INFORMATION:

Bedrooms : 3  
Bathrooms : 2.5

### AREA INFORMATION:

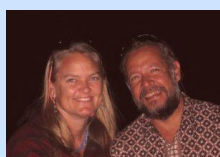
Construction : 265  
Lot : 1200

### CONVENIENCE:

**General Amenities:** Volcano View, Lake View,

**Exterior Amenities:** Terrace, Garden,

**Interior Amenities:** Storage Room,



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