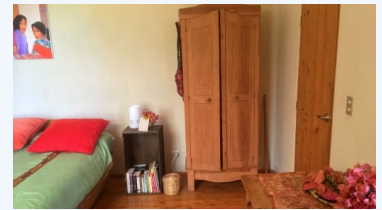


1206, HOUSE WITH BIRD'S-EYE-VIEW OF THE SANTA CRUZ BAY

for sale. \$ 160,000



Santa Cruz la Laguna, LAKE ATITLAN AREA, Solola

A hidden, off-the-beaten-track, idyllic, 1-bed, hillside home tucked into the valley of Santa Cruz, Lake Atitlan in Guatemala. It is perched into the hillside of the western valley giving an almost bird's-eye-view of the Santa Cruz bay and across the wondrous and magical Lake Atitlan.

The house is situated a 15-20 minutes' walk from the public dock along pathways to the west side of Santa Cruz and is set into the hillside with a large terrace offering some of the best views of Lake Atitlan! It is on 902 square meters (9,710 square feet) of land which has been lovingly landscaped providing hidden garden platforms. This solidly built, gem of a house, has views from both main rooms offered by almost floor-to-ceiling windows. The house is entered via its large terrace, basically a whole extra room, and stretches the entire front of the house! Inside is an open-plan kitchen, dining, and living area with a fireplace. Next to this is the bathroom with shower and a spacious bedroom also with views through its huge windows. To the side and below the house level is an additional wooden room that can be used as a studio or office space. The house is solidly built of stone, reinforced concrete, and a block on a firm, deep foundation. It has three concrete bodegas housing the solar system, gas, and providing extra storage. There is also a storage room/bodega for the guardian/gardener-caretaker. The water storage unit has a capacity of 11,000 liters which is filled from a local spring further up the valley. Santa Cruz village is the closest village (10-15 min boat ride) from the main village of Lake Atitlan, Panajachel, or Pana. Pana provides all necessities you might need from banking to supermarkets, restaurants, bars, cafes, and a large local market. All furniture and furnishings are included (except a few personal items). LAND: 902 square metres / 9,710 square feet CONSTRUCTION: 87 square meters / 937 square feet Bedroom Bathroom with shower Living – Kitchen – Dining Area Large Terrace Landscaped gardens Springwater Electricity from National Grid Solar hot water Septic tank Water storage 11,000 liters To arrange a viewing or for more information please, contact us.

BASE INFORMATION:

Bedrooms : 1

Bathrooms : 1

AREA INFORMATION:

Construction : 87

Lot : 902

CONVENIENCE:

General Amenities: Septic tank, Lake View,
Energy Savings Amenities: Solar Water Heating.

Exterior Amenities: Terrace, Garden,
Landscaping Amenities: Landscaping,



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