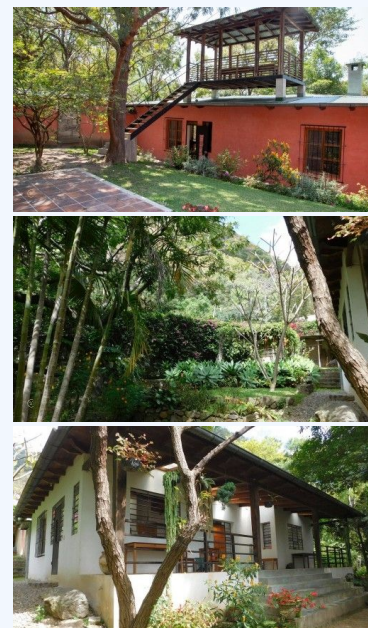




Panajachel, LAKE ATITLAN AREA, Sololá

Hidden in the centre of Panajachel, Lake Atitlan, Guatemala, is this jewel of a property for sale with over half an acre of land. It has a very spacious, light main house and a good size guardian's house. It is surrounded by lush gardens, which provide great potential for expansion or constructing other buildings.

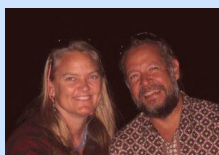
Less than a 5-min walk from the central market the property is accessed through the main entrance, where the Guardian's house is off to the right. This has a kitchen, bathroom, bedroom, living space, and its own small garden. This is built partly of adobe and partly of a block. The 22-year-old main house is almost hidden by the lush vegetation that comprises flowers, fruit trees, coffee trees, and areas dedicated to growing vegetables. A long, deep, covered terrace covers the full length of the front of the house and is accessed via a flight of steps. This has fabulous views out over the garden which slopes gently away. The main house is made up of one large, open-plan living room area with a high, wood ceiling with skylights, so the room is spacious and very light. Off to one end the kitchen with the bedroom next to it. A bathroom is round the other side where there is a door through to the enclosed back garden. Accessed from this back garden are some stairs up to a covered deck with views of all the gardens and the surrounding hillsides and even a view of the tops of Lake Atitlan's volcanoes! The house is solidly built of adobe with vertical and horizontal beams for earthquake safety. The very large main room is designed so that it can very easily be converted into a two or even three-bedroom house with additional bathrooms. The surrounding, walled, oasis garden has heaps of space for further construction making this an incredible investment offer with so many options. On the east side of the house is a small adobe casita structure that houses the water pump. This could easily be converted into living quarters and already has a bathroom and a pile (type of outdoor sink). It has a lovely, covered terrace on three sides. Access to the house is via a paved road but it is narrow, so only accessible by tuk-tuk, quad bike, motorbike, bicycle, and foot. There is currently a wonderful, trustworthy guardian who has been with the owner since the house was built. SIZE OF PROPERTY: 2,772 square metres / 29,840 square feet MAIN HOUSE: 130 square metres / 1,400 square feet Main Room 1 Bedroom 1 Bathroom with shower Kitchen Covered Terrace Walled Garden Covered Deck on the roof GUARDIAN HOUSE: 50 square meters / 539 square feet 1 Bedroom 1 Bathroom Kitchen / Living Area Private Garden Pila PUMP HOUSE: 26 square meters / 280 square feet 1 Room 1 Bathroom PROPERTY AS A WHOLE Water – From private well & Municipalidad Septic Tank National Grid Electricity Registered with National Register in Quetzaltenango Guardian living on site For further information or for a viewing, please contact us.

AREA INFORMATION:

Lot : 2772

CONVENIENCE:

General Amenities: Septic tank,



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