

# # 1209, STYLISH, 6-BED, 3-BATH HOME/BOULIQUE RENTAL FOR SALE IN JAIBALITO

for sale. \$ 315,000



## Jaibalito, LAKE ATITLAN AREA, Sololá

Just meters from the main dock in the small, boat-access-only, Lake Atitlan village of Jaibalito is this gorgeous property, Casa Vivare. Designed as a small, retreat, Boutique AirBnB-type rental space it offers the investor all sorts of options. It is laid out over 568 square metre / 6,114 square feet, in an L-shape, accessed from the main public footpath running from the public dock into the center of the village (just 50m from the public dock and lakeshore).

The property has a carefully thought-out, colorful, and beautiful design and plan. All fixtures and fittings are of the highest quality, with much being imported from the USA. The owner is an artist, and this is reflected in the many beautiful decorations and handmade tile mosaics found throughout the property (many of which are included in the price!). The price also includes some of the furniture etc. For more details on this, please contact us. The main entrance opens onto a paved terrace area with mosaics, raised flower beds, a covered eating area, and exterior stairs leading to the upper level are covered terrace. The two-story main house is entered here too. You enter into a hallway with a living room off to the left, a bathroom in front, and then a really good-sized kitchen with a washer and dryer off to the right. This is the 'private part of the house that can be closed off from the more 'public' back part of the house. The living room leads through to a screened studio/massage room at the back. This room has direct access to the stairs to the upper level as well as a screened-in sitting room for guests. The stairs lead up to the second level with two large bedrooms, a bathroom, a small landing area, and the Master Bedroom (above the living room) which has its own private, covered patio looking out to the mountains behind. The small landing area also opens out onto the upper, covered terraced area, which has wonderful views down to the public dock, out over the shoreline of Lake Atitlan, and up to the mountains behind. From the main public footpath, a second smaller entrance door leads along the side of the house to the paved courtyard at the back. Here there are a further three bedrooms around the courtyard and another raised flowerbed, a bathroom, along with both a covered and open-air social area with a fire pit, a kitchen with a bar. This back area also has access to the kitchen in the main house and the screened-in sitting room. Each raised flower bed is filled with flowers, orchids, medicinal plants, herbs, etc., and has its own sophisticated watering system. There is a worm compost as well. Tucked into the back corner beside the bathroom is a large bodega. Here there is an array of high-quality tools and good quality house/garden equipment which is open to purchase with the property. The front part of the Main house was built in 2007 and the back part in 2013. The outdoor kitchen was completed in 2015, the exterior bedrooms in 2016. All windows are screened in. Currently, all the rooms rent very successfully on Airbnb and other rental platforms. The property is Turn-Key ready with a highly recommended and competent guardian/gardener. SIZE OF PROPERTY: 568 square meters / 6,114 square feet SIZE OF CONSTRUCTION: 363 square meters / 3,905 square feet MAIN HOUSE Ground Level: 1 living Room 1 Office 1 Bathroom 1 Kitchen 1 Screened Studio 1 Screened Sitting Room Large Terrace, partly covered Upper Level: 3 Double Bedrooms (1 with private terrace) 1 Bathroom Large Covered Terrace BACK COURTYARD 3 Bedrooms 1 Bathroom 1 Exterior Kitchen with Bar 1 Bodega Fire Pit – gas Seating Area Composting Area Fountain Large Terrace, partly covered ADDITIONAL INFORMATION Solar lighting Connected to the National electricity grid Gas hot water The water is from Muni. The initial fee and annual fee 2 Septic Tanks 27 cubic-meter water cistern Extensive Solar System If interested in furniture, fixtures, and fittings. Please ask for a list of what is

### BASE INFORMATION:

Bedrooms : 6

Bathrooms : 3

### AREA INFORMATION:

Construction : 363

Lot : 568

### CONVENIENCE:

**General Amenities:** Septic tank,Lake View,Dock - Lake Access,Cistern,

**Energy Savings Amenities:** Solar Electric,Gas Tankless Hot Water,

**Exterior Amenities:** Terrace,Fountain,

**Interior Amenities:** Interior Courtyard,

**Landscape Amenities:** Landscaping,

included and what is for sale. For further information and details please contact us and if you wish to view the property too.



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