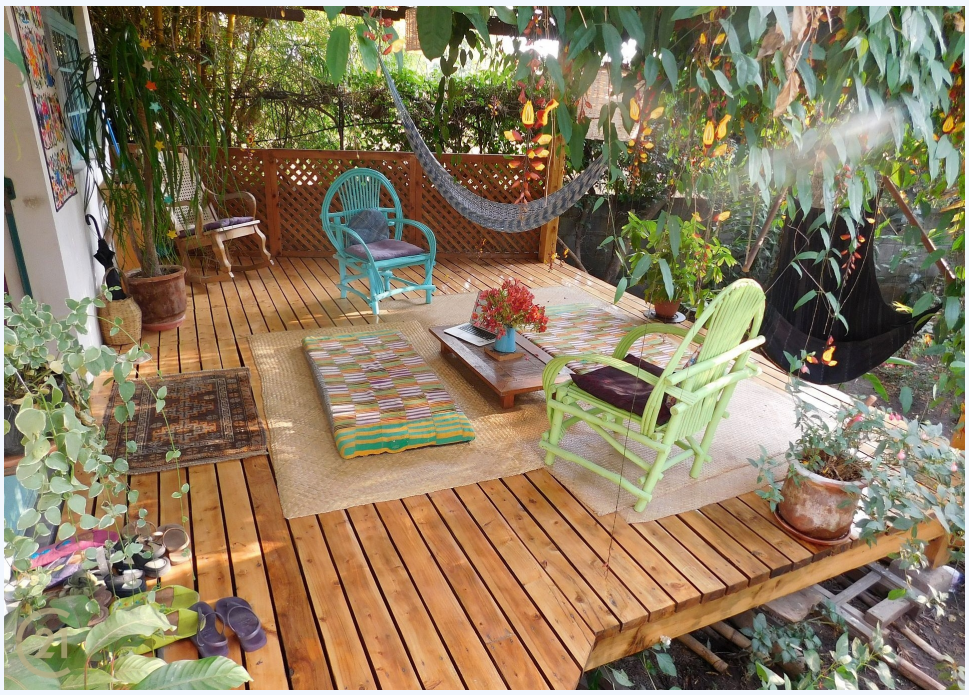
1210, PROPERTY WITH 2 HOUSES (1×3 BED, 1×2 BED) FOR SALE IN CENTRAL PANA, LAKE ATITLAN

for sale. $ 325,000









Panajachel, LAKE ATITLAN AREA, Sololá

This unique property is for sale in central Panajachel, Lake Atitlan, Guatemala. It has 2 houses: 1 has 2 bedrooms and 1 bathroom, the other has 3 bedrooms and 2 bathrooms. The two share the entrance, parking area and lush gardens. It is located in one of the most sought-after residential areas in Pana due to its central and peaceful location.

The property is roadside, with off-road parking. The long, trapezoid-shaped property has the side of the Front House alongside the roadside (but no windows) and has 3 bedrooms, one of which is en-suite. It has a large, open-plan living area with a fireplace, dining table and kitchen, with sliding doors to the garden. This is the older of the two houses. The Back House is beautifully styled, with a North African feel and a large deck looking out over the garden and with views of the volcanoes too! The owner and a local architect designed the house and the beautiful details and touches throughout the house. This house's renovations were completed in 2012. It is accessed through the garden in front of the Front House. It has a very big, high-ceilinged, light, open-plan living space with a kitchen, dining area and living area with a one-of-a-kind feature of a fireplace in the centre of the room! A bathroom connects this room and the Main Bedroom with fitted wardrobe. The second Bedroom, also a large size, is next to it with windows looking out into the gardens. The large, covered deck provides a wonderful outside living space surrounded by flowers and plants. The perfect spot to hand out with friends, sip a morning coffee, or an evening cocktail! Both properties share a laundry area between them with a washing machine and this is where the 12-metre deep well is and a lockable bodega/storeroom. There is also a 8,000-litre cistern as well as solar hot water with an electric override. Both have their own telephone lines and the WiFi internet is shared between the two houses. The property is about a 5-min walk from the main tourist street of Calle Santander, as well as the local market, shops, banks, restaurants and bars. This is a unique and unusual property having 2 large houses in such a central position. Do not miss out on this fantastic investment opportunity! PROPERTY SIZE: 354 square metres / 4,000 square feet FRONT HOUSE 3 Bedrooms (1 en-suite) 2 Bathrooms (1 en-suite) Living area Dining area Office area Kitchen Gardens BACK HOUSE 2 Bedrooms (1 en-suite) 1 Bathroom Kitchen Living Area Dining Area Office Area Large Covered Deck Gardens SHARED Laundry Area with Bodega 12m Well WiFi Gardens Parking For further information and/or to arrange a viewing, please contact us. Please note we try to keep all our information as up to date as possible, BUT all details are subject to change without us being informed by property owners.

BASE INFORMATION:

Bedrooms	:	5
Bathrooms	:	3

AREA INFORMATION:

Construction	:	354

CONVENIENCE:

General Amenities: Volcano View,Cistern,
Energy Savings Amenities: Solar Water Heating,

NEIGHBORHOOD:

Town Center	:	5 minutes by Walking
Banks	:	5 minutes by Walking
Local Restaurants	:	5 minutes by Walking
Local Open Air Market	:	5 minutes by Walking



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