

1274, STUNNING, 3 BEDROOM HOME WITH
FABULOUS VIEWS FOR SALE NR TO
PANAJACHEL

for sale. \$ 440,000



Santa Catarina Palopo, LAKE ATITLAN AREA, Sololá

Amazing home and investment is For Sale near Panajachel. It is perched on the hillside road on the east side of Lake Atitlan, just 5km from Pana and 1 km from Santa Catarina Palopó. It has parking and access to the Lake via beautiful, shared gardens that run down to the lakeshore. The house, which was built in 2012, is entered via the garage down a few stairs to the Middle Level and then on down to a small side terrace, which connects to the bottom level of this 3-level house.

On the ground level are two bedrooms, a bathroom, and a small living area with wonderful views. This area can easily be rented as a separate apartment or as 2 double bedrooms with a shared bathroom, as an extension of the main house. In the middle level is a cozy, open-plan living room area and kitchen with a half bath, as well as an en-suite master double bedroom with a shower. Both rooms have views of the Lake. The house is beautifully and stylishly decorated throughout. Stairs then lead up to the enormous 'entertaining room' room/terrace. This is an open plan with a large, comfortable seating area, large dining table, and kitchen area. It is open to a spectacular view out over the lake, with some incredible sunrises and sunsets! The kitchen even boasts a pizza/bread oven! There is also a half bath. Along with the two townhouses right next door, the house shares the wonderful gardens below with coffee and various plants, flowers, and trees that go all the way down to the lakeshore. There is also a luxury leisure area with a sauna and Jacuzzi with the same incredible view along with a large seating area with a fireplace for entertaining as well as a half bath. There is a Home Owners' Association comprising all 3 houses that share these facilities. They each pay a third of the costs and maintenance of all the shared areas and this is paid monthly. There is the option to buy the house with all the land down to the Lake. This includes the Leisure Facilities, all the gardens, and the Guardians House. PROPERTY: 240 square metres / 2,583 square feet 3 Double Bedrooms (1 Master en-suite) 2 half baths Kitchen, Dining & Living Area Large, Open Terrace with Kitchen area and Pizza/Bread Oven Side Terrace Garage Parking Access to Shared Leisure Area: Sauna, Jacuzzi, 'family area' with Fireplace, Gardens down to the Lake, and Lake Shore Electricity DEOCSA Water is pumped from the Lake Septic tank Furniture and White Goods – Please ask about these If you would like more information or to arrange a viewing, please contact us. This home is also For Sale along with all the Shared Areas, which comprises 10,000 square meters / 107,639 square feet / 2.5 acres of land along with a large lakefront area, and the leisure facilities (Sauna, Jacuzzi, Seating Area with Fireplace), plus the guardian's 1-bedroom house.

BASE INFORMATION:

Bedrooms : 3
Bathrooms : 2.5

AREA INFORMATION:

Construction : 240

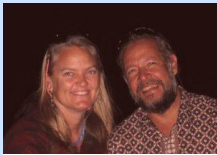
CONVENIENCE:

General Amenities: Volcano View,Septic tank,Lake View,

Energy Savings Amenities: Fireplace,

Exterior Amenities: Terrace,Garage,

Interior Amenities: Sauna,Jacuzzi Tub,



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