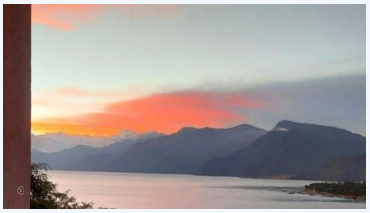
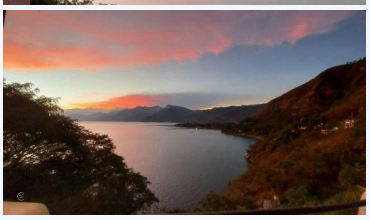
1275, 2.5 ACRE, LAKE-FRONT PROPERTY WITH 3-BED HOUSE FOR SALE WITH INCREDIBLE VIEWS NEAR PANAJACHEL

for sale. $ 2,250,000









Santa Catarina Palopo, LAKE ATITLAN AREA, Sololá

For Sale is this unusual and spectacular property on the east shores of Lake Atitlan between Panajachel and Santa Catarina Palopó. It boasts 2½ acres including a beautiful and stylish 3-Bed home on 3 levels. The views are unprecedented, and this is one of the most sought-after areas on the Lake. The property runs between the road, where the house sits overlooking the land below and Lake Atitlan and the volcanoes beyond. It is just 5km from Pana and 1 km from Santa Catarina Palopó and has roadside garage parking for access to the house. There is also another vehicle entrance through to the Guardiania/Caretaker's house and about halfway down to the Lake. Then there is a footpath on down to the Lake shore and 90 metres of lake front!

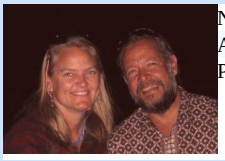
As well as the gardens and the house, the property also includes some wonderful leisure facilities that are shared with the two townhouses next door on the road. These include a Jacuzzi, Sauna, and large covered seating with Fireplace – all with amazing views. Two Thirds of the land is dedicated to a crop of high-quality coffee, which has been reaching good market prices. The house on the property was built in 2012 and 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 bottom 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/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 and there is also a half bath on this level. There is a Home Owners' Association comprising all 3 houses regarding the shared facilities. Each house pays a third of the costs and maintenance of all the shared areas and this is paid monthly. LAND: 10,361.41 square metres / 111,529.32 square feet / 2.5 acres HOUSE: 240 square metres / 2,583 square feet – The house on its own is also an option. 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 Electricity DEOCSA Water is pumped from the Lake Septic tank Furniture and White Goods – Please ask about these GUARDIAN HOUSE: 44 square meters / 473 square feet 1 Bedroom Kitchen Living Room Bathroom Small Patio Own septic tank Electricity DEOCSA Water is pumped from the Lake LEISURE FACILITIES (Approx. 102 square metres / 1,098 square feet) Sauna Jacuzzi Seating area with large Fireplace Bathroom with Shower Regarding furniture and furnishings, please ask what is included. If you would like more information or to arrange a viewing, please contact us.

BASE INFORMATION:	
Bedrooms	: 3
Bathrooms	: 2.5

AREA INFORMATION:	
Construction	: 240
Lot	: 10361.41

CONVENIENCE:

General Amenities: Volcano View,Septic tank,Road Access,Lake View,
Energy Savings Amenities: Fireplace,
Exterior Amenities: Terrace,Garage,
Interior Amenities: Sauna,Jacuzzi Tub,



Name	**Rene and Francesca**
Address	Main Street, Panajachel, Lake Atitlan Area
Phone	502-7965-2641