

1292, LARGE PROPERTY WITH 100M OF LAKE FRONT FOR SALE WITH 3 BED & 2 BATH HOME IN STA CRUZ

for sale. \$ 950,000



Santa Cruz la Laguna, LAKE ATITLAN AREA, Sololá

An unusual and unique property is For Sale with approx. 100m+ of Lake Front in one of the most popular villages around Lake Atitlan: Santa Cruz. A 3-bedroom, 2-Bath, stone, vintage Guatemalan home sits on this relatively flat piece of land set back and up from the shore and beach. It is surrounded by lush vegetation, a well-established garden, and a wooded area up behind the house and to the left-hand side.

The shoreline of Sta Cruz village is only accessible by boat, meaning that it is a tranquil spot with incredible views out across Lake Atitlan to its three sentinel volcanoes on the south shore. It is only a 10-minute boat ride from the main economic and transport hub of the Lake, Panajachel, which is why it is one of the most popular villages on the Lake, plus the phenomenal views the whole village, lower and upper, offer! Set in nearly 4 acres of land, the house, built some 40 years ago, is of stone with a wood and tile roof, more typical of Santiago Atitlan. It has a large living room area with a fireplace in the centre of the house. Off this room are the kitchen and 2 main, en-suite bedrooms both with windows and views out to the garden and Lake. There is also a third, smaller bedroom. Outside the house the mature garden is a magical setting with trees, shrubs, plants and an array of flowers. The house sits on a small part of the land with the rest being occupied by trees making a small woodland off to the side and up behind it. One of the greatest things about this property is its size, along with a rare, large beach front. It offers up an amazing number of options to develop further, if wished. LAND: 15,828.15 square metres / 170,372.80 square feet / 3.91 acres Kitchen Living Room with Fireplace 2 En-suite Double Bedrooms (showers – gas hot water) 3rd Bedroom Covered Terrace Gardens Woodlands Dock Bodega/garden shed Septic Tank Water pumped from the Lake National grid electricity – DEOCSA Gas hot water Boat access only via Sta Cruz Public dock or own private dock For further information and to arrange a viewing, please contact us.

BASE INFORMATION:

Bedrooms : 3
Bathrooms : 2

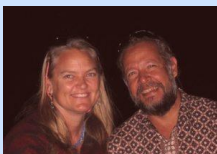
AREA INFORMATION:

Lot : 15828.15

CONVENIENCE:

General Amenities: Volcano View, Septic tank, Lake View, Dock - Lake Access, Beachfront,

Interior Amenities: Storage Room,
Landscape Amenities: Landscaping,



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