

1293, CENTRAL, MODERN, 3-BED HOME FOR SALE IN PANA WITH VIEWS OF VOLCANOES

for sale. \$ 365,000



Panajachel, LAKE ATITLAN AREA, Sololá

A modern, stylish, well-built, 2-storey, 3-bedroom (all en-suite), 3.5 bathroom Family Home for sale in Central Panajachel, Lake Atitlan. It is only about a 5 min walk from the Lake and the main shopping area. It is set in an oasis garden and offers off-street parking.

The ground level of the home has a large open-plan living room with a fireplace, dining area, TV seating area, and a modern-design kitchen. The room is spacious and light with sliding doors leading out to the covered lower terrace and also from the TV area to the side garden. A lush oasis garden surrounds the whole house. Off this room is a half-bath, a storage cupboard, and an office space also with a door to the garden and small patio area. The laundry area is off the kitchen. The house has a water purification system. The internal staircase takes you up to the 3, good size, en-suite bedrooms on the second level. 2 bedrooms have showers and bathtubs, the third just a shower. In the corridor area there is a large cupboard/closet for further storage. Along one side of the house is a large, covered balcony area. It is possible to access the garden from this upper terrace via an external, metal spiral staircase. Overlooking the main part of the garden and with views towards the Lake and volcanoes is a large, open terrace. The large garden comprises of lawn areas, trees, plants, and colourful flower beds. Around the back area of the house is a large, secure storage area, a pillar 2 big water tanks and a compost. The property also has security cameras for extra protection and an adobe wall surrounding the whole property. The car entrance is shared with the neighbours, but there is room to put up a fence if required. This is a very unusual property for Panajachel, with such a large garden and off-road parking and yet still central. Great as a family home, or part-time home and vacation rental. A great investment. LAND: 370.42 square metres / 3,987.17 square feet CONSTRUCTION: 189 square metres / 2,034.38 square feet Kitchen Living room with Fireplace Dining area Office Laundry Storage Large, covered Terrace Half Bath 3 Bedrooms 3 Bathrooms (all en-suite – 2 with bathtubs) Large, covered Balcony Large open Terrace Large garden Parking Shared Car entrance Security cameras Compost 2 large water tanks (2,100 litres each) DEOCSA electricity If you would like more information or to arrange a viewing, please contact us.

BASE INFORMATION:

Bedrooms : 3
Bathrooms : 3.5

AREA INFORMATION:

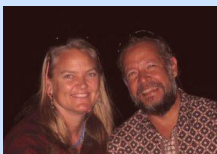
Construction : 189
Lot : 370.42

CONVENIENCE:

General Amenities: Volcano View,
Exterior Amenities: Terrace,Garden,

NEIGHBORHOOD:

Convenience : 5 minutes by Walking
Store
Town Center : 5 minutes by Walking
Local : 5 minutes by Walking
Restaurants



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