

# # 1348, BEAUTIFULLY RENOVATED, LARGE PROPERTY WITH 3 APTS & TREE HOUSE FOR SALE IN SAN PEDRO

for sale. \$ 460,000



## San Pedro la Laguna, LAKE ATITLAN AREA, Sololá

Looking for a QUICK SALE, this is a successful and established rental property For Sale in the popular village San Pedro la Laguna, Lake Atitlan. It sits above the Finca Road to the east of San Pedro and consists of a large, 3-storey building surrounded by beautiful, lush, tropical greenery. The upper two apartments offer spectacular views out across Lake Atitlan. Then, hidden in the garden, built amongst the trees is a cute Tree House apartment.

This is a great investment opportunity and, as well as providing income through rentals, the owners can easily live in one of the apartments; this is what the current owners do. A pathway leads up from the Finca Road to a side entrance to the property. Inside the walls lies an oasis! A pathway leads up to the large, solid, well-built 3-storey building. On the ground level is a very large, open-plan apartment with lots of light. This is due to the fact that the ceiling is very high. Its clever design enables private areas for bedrooms, office space, dining area, living room area by the fireplace and a kitchen space. There is also a large bathroom and storage area. French doors open up on to a terrace outside and gardens beyond. To the back of this apartment is an internal courtyard area with stairs leading up to the two upper apartments. The middle apartment is also open-plan and has a large, covered terrace outside with amazing views. Again, there is space for everything: beds, seating area with fireplace, dining area, kitchen and then a large outdoor space as really another room. Plus, of course a bathroom off to the back. Then on up to the smaller, rooftop studio with windows of glass on three sides offering further incredible views both during the day and at night. Again, all facilities are here, just on a smaller scale to the middle level apt. Doors lead out to an open terrace, providing outdoor space for this apartment. The Tree House Apartment hangs hidden in the garden built around the trees. Although small, it provides everything you might need and is a very popular rental! The property was originally constructed in the early 2,000s. The current owners invested in major remodelling of the entire property in 2017. Map pin (approx.) - [https://www.google.com/maps/d/viewer?mid=15Kgq9QyAPDu7d5bJ4W\\_PXmKYKY5YYgKf&l=14.681818736537588%2C-91.2584983096655&z=18](https://www.google.com/maps/d/viewer?mid=15Kgq9QyAPDu7d5bJ4W_PXmKYKY5YYgKf&l=14.681818736537588%2C-91.2584983096655&z=18) PROPERTY SIZE: 1,609 square metres / 17,320 square feet MAIN HOUSE: 418 square metres / 4,500 square feet Ground Floor – 186 square metres / 2,000 square feet Middle Floor – 139 square metres / 1,500 square feet Top Floor – 93 square metres / 1,000 square feet TREEHOUSE: 28 square metres / 300 square feet Electricity is from the National Grid – Energuate Septic tank – Rotoplast biodigestor for up to 10 people Water pumped from lake – shared 2 x 600 gallon tanks on roof, plus inground tank. Gas hot water Click here for a video!

(<https://www.youtube.com/watch?v=mxSwkbW-FPk&feature=youtu.be>) If you wish for further information or to arrange a viewing, please contact us.

### AREA INFORMATION:

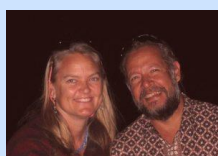
Construction : 418  
Lot : 1609

### CONVENIENCE:

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

**Energy Savings Amenities:** Gas Tankless Hot Water,Fireplace,

**Exterior Amenities:** Terrace,Garden,



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