

# # 1351, RARE, COSY, 2-BED HOME WITH GARDEN AND PARKING IN CENTRAL PANAJACHEL

for sale. \$ 189,500

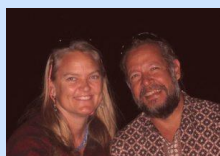


## Panajachel, LAKE ATITLAN AREA, Sololá

Casa Pescado is a spacious and comfortable 2-bedroom house and garden that is For Sale in the centre of Panajachel (Pana), Lake Atitlan. It has a large garden with parking (1-2 cars), in one of the most popular and sort-after residential areas of Pana. It is only a 10-minute walk away from Calle Santander, grocery stores, banks, restaurants, and the local market.

The house is set in a pretty and private garden (with parking) and has a small porch in the front with table and chairs outside. When you walk in the front door you enter a spacious, open-plan living-dining-kitchen space with a fireplace and skylight for extra light. Off this main room to the back lies the bathroom with gas shower, a large main bedroom overlooking the back garden and a smaller second bedroom also overlooking the back garden. Behind the house is another small garden area with a bodega for gardening equipment, 2 water tanks, and the washing machine. It is only a 3 min walk to the river side of Rio San Francisco and then a further 10 min walk down to Lake Atitlan and the Lake front area filled with other restaurants, stalls, and stores. Furniture and white goods are included – Please note not all furniture in photos is still there.

Registered with Panajachel Municipalidad and in the Registro de la Propiedades in Xela (Quetzaltenango). PROPERTY SIZE: 306.35 Square metres / 3,298 square feet CONSTRUCTION SIZE: approx. 102 Square metres / 1,098 square feet 1 Double bedroom (Queen) 1 Single (1 Twin bed) 1 Bathroom with Shower – gas Fully equipped Kitchen Kitchen-Dining-Living area Porch with table & chairs WiFi Internet connected with Claro and landline connection Cable TV ready to connect with PanaDish Washing Machine Large Garden Parking Electricity – DEOCSA Drainage – connected to Muni 2 Water tanks in back garden Please contact us for further information and to arrange a viewing. The house is currently rented so we need a couple of days' notice minimum for a viewing. Thank you for understanding.



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

### BASE INFORMATION:

Bedrooms : 2  
Bathrooms : 1

### AREA INFORMATION:

Construction : 102  
Lot : 306.35

### CONVENIENCE:

**General Amenities:** Road Access,  
**Energy Savings Amenities:** Gas Tankless  
Hot Water,Fireplace,  
**Exterior Amenities:** Garden,Garage,  
**Interior Amenities:** Storage Room,Internet  
Available ,Furnished,Cable TV,

### NEIGHBORHOOD:

Convenience : 10 minutes by Walking  
Store  
Town Center : 10 minutes by Walking  
Banks : 10 minutes by Walking  
Local : 10 minutes by Walking  
Restaurants  
Local Open Air: 10 minutes by Walking  
Market  
Super Market : 10 minutes by Walking